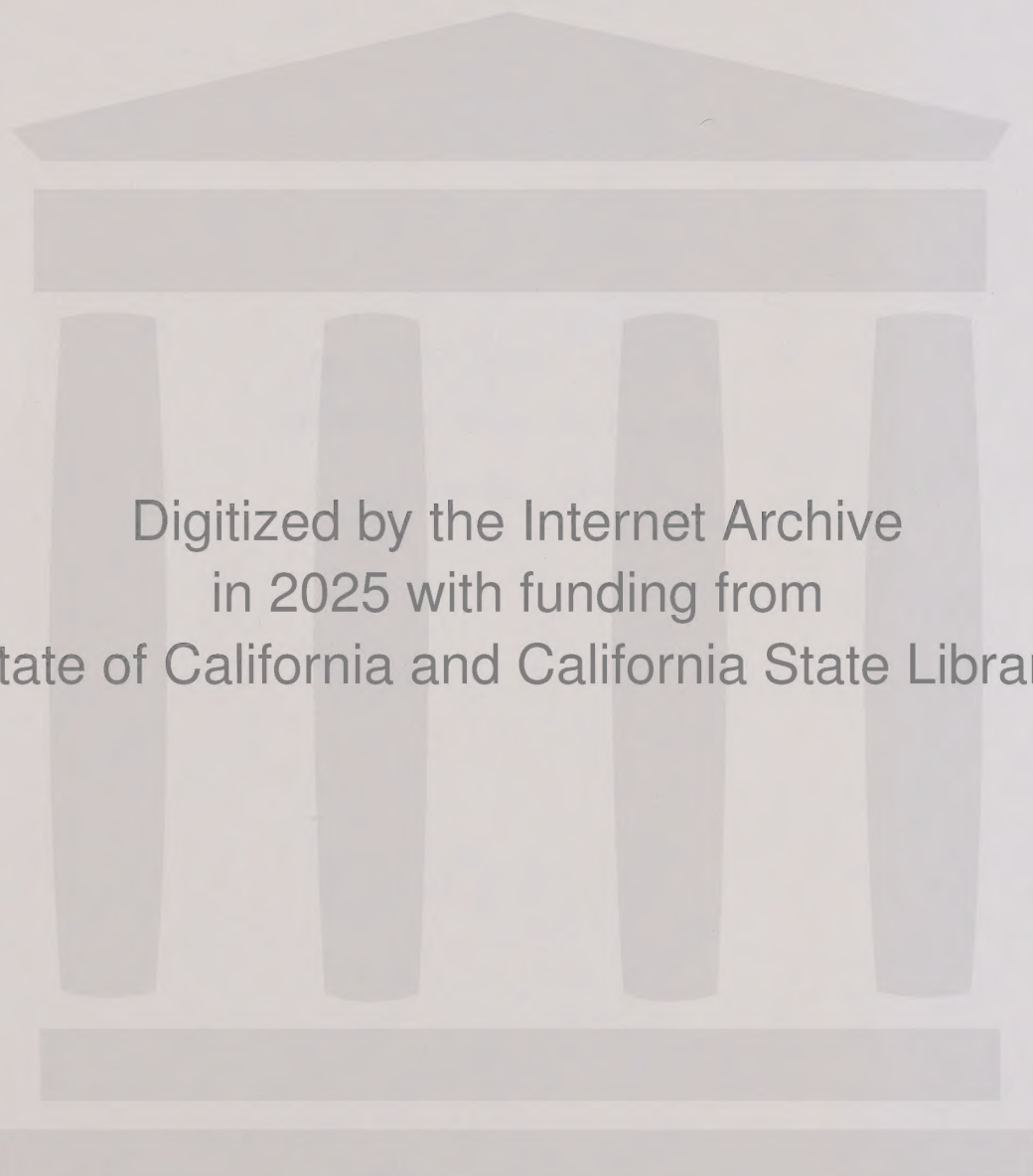


CITY OF SANTA BARBARA HOUSING ELEMENT ADDENDUM 1985 UPDATE



CITY OF SANTA BARBARA
HOUSING ELEMENT ADDENDUM
1985 UPDATE

Prepared by
Community Development Department
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HOUSING ELEMENT ADDENDUM

1985 UPDATE

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1985 HOUSING ELEMENT UPDATE

I. INTRODUCTION

The City of Santa Barbara last revised the Housing Element in 1982 pursuant to Article 10.6 of the State Government Code. The Element contained a local requirement that it be updated as need dictated, but no less than once every five years. The five year revision was to incorporate new census data, to evaluate the Element's effectiveness and to update the Housing Program.

Subsequently, State law has mandated that all Housing Elements be updated and a deadline of January 1, 1986 was set for the City. The law (Article 10.6, Section 65588) provides that the following shall be evaluated in the update:

1. The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal.
2. The effectiveness of the Housing Element in attainment of the community's housing goals and objectives.
3. The progress of the City, County, or City and County, in implementation of the housing element.
4. Report on low and moderate income housing required or provided in the Coastal Zone.

The State Department of Housing and Community Development has indicated that an updated Element should include the following:

1. An updated housing need analysis, including a regional share allocation plan.
2. An updated site inventory.
3. Revised objectives and programs to reflect the new needs analysis and evaluation of previous objectives and programs.

Since a major revision to the Element was so recently adopted by the City, the 1985 Update has been developed as an addendum to the 1982 Housing Element. The addendum provides an evaluation of the effectiveness of the Element, an outline of changes that effect the Needs Analysis, revised policies and strategies, as well as a new Five Year Housing Program (for 1986-1991). As this document is based on and updates the 1982 Housing Element, the original document must be consulted for a comprehensive understanding of the City's housing issues and policies.

Prior to adoption of the 1985 Update, public participation was encouraged by the City. A noticed public hearing was held before the Environmental Review Committee in order to assess the environmental impacts of the proposal. Additionally, the Planning Commission and City Council held several work sessions and noticed public hearings over a six month period. Also, two citizen committees were formed by the City Council to assist in identifying housing issues and to collect pertinent information. The Rental Housing Task Force composed of tenants, landlords and "at large" members investigated the issues associated with rental housing in the City. The Working Committee for the Senior Housing Study was composed of members from City boards and community agencies and their task was to analyze data relative to senior populations, and make policy and program recommendations.

Environmental Review Requirement

During the environmental review process, this document was analyzed for additional environmental impacts not covered by the Environmental Impact Report (SB-106-80) that was prepared for the 1982 Housing Element. It was determined that there was no need for a subsequent EIR as the impacts associated with the revised policies and strategies are too speculative to be reviewed or the impacts are not quantifiable. As many of the programs outlined in the strategies have not yet been defined or developed, it is not possible to project the associated impacts. It was required that all policies and strategies individually undergo environmental review at the time they are developed and proposed for implementation. This environmental review must consider public service impacts, particularly the impact upon schools. It was also required that Strategies 2.1.1 (Ordinance 4140), 2.1.2 (Mixed-Use Rezoning) and 3.1.2 (R-4 to R-3 Rezoning) be studied and implemented as comprehensive programs to assure that cumulative impacts are addressed.

II. ACCOMPLISHMENTS AND EFFECTIVENESS OF THE HOUSING ELEMENT

Santa Barbara's Five Year Housing Program (1981-1986), which is presented in the Housing Element, is designed to set general priorities, to estimate a time frame for completion and to quantify goals for accomplishing the implementing strategies.

The City has been very effective in carrying out the Five Year Program and providing for the housing needs of various segments of the community. Appendix 1 is a Progress Report which outlines the City's accomplishments under each strategy and for each yearly goal. Summarized below are the major programs that have been accomplished¹:

¹More detailed information on each Housing Program is available in the Community Development Department's "Housing Activity Report"

- Administrative Capacity In the past four years the Community Development Department has developed the capacity to: assist the public in processing applications for their affordable housing projects, develop new programs, and develop monitoring mechanisms to achieve and maintain affordable housing.
- Home Rehabilitation Loan Program Since the program started, over \$5,000,000 in financing has been provided from four different sources. 83% of the borrowers were low income and 30% of the loans made are deferred payment loans to the elderly or handicapped. A total of 358 units have been assisted.
- Bonus Density Program Using the Density Reserve, a unique program has been designed and implemented to assist in the development of new long term affordable housing units. A variety of innovative price and resale controls have been developed to suit various lenders needs. The program has been used by profit and non-profit developers and has served as a model for other California cities. The program has been a strong incentive for developers to produce affordable projects.
- Loan Programs for New Affordable Housing Using a variety of funding sources (CDBG monies, redevelopment tax increment, and mortgage revenue bonds) the City has provided funds to finance the construction of new affordable rental and ownership projects for both non-profit and profit developers. By the end of FY84-85, the City had assisted in the development of over 800 units.
- Rental Housing Study and Database Under the direction of the Rental Housing Task Force, an automated computer database was prepared. This tape provides a City-wide listing of rental unit addresses and variables such as owner's name, assessed value and zoning. A survey of over 350 tenants was also conducted and their responses were analyzed. This study provided a considerable amount of information on the City's rental housing and is a step towards a parcel based database for the entire City.
- Fair Housing Enforcement Program Positive steps have been taken to assure that all segments of the City's population are aware of their housing rights and responsibilities. An Anti-Discrimination Ordinance has been adopted as well as a Mobil Home Lease Ordinance and the Mobil Home Conversion Ordinance. Informational materials for renters and landlords have been published and evictions have been monitored through the Notice to Quit. Investigation and informal adjudication is conducted for housing discrimination complaints with a resolution of 90% of the complaints.

It is clear from the programs described above that the Housing Element has been an effective policy document and has resulted in an effective five year housing program.

III. ANALYSIS OF HOUSING NEED

As presented in the 1982 Housing Element, "housing need" can be defined as the expectations of an individual or family to live in decent, safe, and sanitary housing in a suitable living environment. Housing need can be said to exist when households are unable to purchase or rent a place to live that is within their economic means or that is physically capable of satisfying their need for space and accessibility. After meeting a minimum standard, housing need becomes simply housing demand. To assist in defining and quantifying changes that may have occurred in the City's housing needs since the 1982 Housing Element, the City's population, housing and income/employment characteristics have been described. Other indicators of need discussed in this section include rent, overpayment, overcrowding, vacancy rates, renter/home owner balance, land and construction costs, the Regional Plan and homelessness.

A. SUMMARY OF CHANGES IN POPULATION, HOUSING AND INCOME/EMPLOYMENT CHARACTERISTICS.

The 1982 Housing Element describes the City's population, housing and income/employment characteristics using 1970 and 1975 census information. For some special areas, 1979 statistics were collected.

This document updates the major charts and figures from the Housing Element with 1980 census information. Appendix 2 contains these statistics. A summary of the major changes illustrated by the statistics is available in the "Overview of Statistics", Appendix 3. As the 1980 census data used in this analysis is currently five years old, the statistics should be used as a guide to a general understanding of the City's housing situation rather than a definitive reflection of current conditions. The following is a brief summary of the statistical analysis which describes the City's population, housing and income/employment characteristics.

Population Characteristics

- The City's population grew from 72,238 in 1975 to 74,414 in 1980.
- According to the State Department of Finance the City's 1985 estimated population is 78,005.
- The City's growth rate held fairly constant at .58% per year from 1975 to 1980. As in 1975, approximately one quarter of the County population resided in the City in 1980.
- The number of households in the City has grown but the household size has decreased between 1970 and 1980. Average household size was 2.24 in 1975 and 2.22 in 1980. Two special need households, the female-head, and families with female-head have shown a substantial growth from 1975 to 1980.

- The percent of minority households in the City population remained relatively constant from 1970 to 1980. The City areas with high concentrations of minorities (Eastside, Downtown, Westside) have remained the same, however, the Lower East, Lower State and West Mesa areas have increased minority populations.
- The City areas with the largest household size between 1975 and 1980 continued to be Foothill, Cielito and Hidden Valley/Campanil. The Mesa, which had been an area of large households has shown a large decline in household size. The small households continue to be in the Coast Village, Laguna and Oak Park areas.
- The 5-19 year old and 40-54 year old age groups continue to show a decline in population from 1975 to 1980 while the "young working age" (20-39) as well as the elderly (65+) continue to increase.
- City areas showing low mobility between 1975 and 1980 continue to be Foothill, Cielito and San Roque. High mobility continues in the Coast Village, Lower Westside and Oak Park areas.

•Senior Population:

Growth 1970 - 1980:	U.S.	+27%	California	+34%
	County	+40%	City	+ 8%

% of City population that is elderly:

1960 - 16%	1970 - 18%	1980 - 18.3%
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% of City households that are elderly (60+ years old):

1975 - 30.4%	1980 - 37%
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- The senior portion of the City population has remained relatively constant at 16-18% from 1960 to 1980, although the percent of senior households has increased between 1975 and 1980. The percent growth in senior population for the City between 1975 and 1980 is substantially less than for the County or the State.

Housing Characteristics

- The number of existing housing units in the City grew from 32,473 in 1975 to 33,900 in 1980.
- The State Department of Finance estimated that the City had 34,727 units in 1985.
- The majority of housing units in the City continue to be single family residences, although the majority of new units built between 1970 and 1980 were multiple family units from 55% to 58.4%. The percent of non-senior renter households is 63.3%.

- The majority of housing units in the City continue to be rental units. Also, the percent of rental units in the City's housing stock increased between 1975 and 1980.
- Over one-quarter of all housing units were 41 years old or more in 1980. Most older units (30+ years) continue to be single family residences.
- The total number of overcrowded households decreased slightly from 1975 to 1980, however the number of overcrowded renters increased. The portion of overcrowded households in the City population has remained at 5.5-6% from 1970 to 1980. In 1980 there were 1,786 overcrowded households in the City.
- Median rents continued to increase from 1970 to 1980. The rate of median rent increases between 1975 and 1980 was almost double the rate that occurred in the first half of the decade. The average increase in median rents between 1975 and 1980 was 85%.
- Demolitions (and conversions) of residential units increased in the period from 1980 through 1984 compared to the prior 5 years. During this period there were 20-70 demolitions/conversions yearly.
- The total number of publicly assisted housing units increased between 1979 and 1985. This increase is due mainly to the addition of approximately 200 new Housing Authority units. Privately owned units rented under the Section 8 and 23 programs have decreased.
- Vacancy rates have remained relatively constant at approximately 1% (as reported by the San Francisco Federal Home Loan Bank Survey); however the rates have fluctuated from a high of 1.1% down to a low of .76% in 1984.
- The News Press rent survey shows that median rents have increased in a range from 100-112% between 1979 and 1985. The average percent increase in median rents was 106%. Median rent for a two-bedroom house went from \$495 in 1979 to \$1050 in 1985.
- The Rental Housing Task Force Rental Study found:
 - That the average percent of household income spent on rent was 33%.
 - 81% of all parcels containing single family rental units and 84% of multiple unit parcels have had no more than one ownership change in 7 years.
 - Renters with children were denied housing more frequently (23%) than renters without children (13.6%).

- According to Community Development Department and Multiple Listing Service figures there has been a 50-80% increase in the average purchase price of a home as well as a "starter" home in the period between 1978 and 1984. A "starter" home now costs approximately \$140,000 and an average priced home is approximately \$185,000.
- The 1985 Housing Condition Survey of selected census tracts found a lower percent of substandard housing (major deficiencies, correction cost would exceed 50% of building value) but a higher percent of habitable housing compared to the 1979 survey of the entire City. Of the 3,863 residential buildings in the target area, 58% (2,240) were habitable and 1% (38 units) were substandard.
- There has been approximately a 100% increase in land and construction costs between 1979 and 1985. Land costs remain approximately one-third of the development costs for residential projects. Typical 1985 land costs in single family zones are \$7-15 per square foot compared to \$10-18 per square foot in the multiple family zones.

Income and Employment

- The portions of the City population that are "low" income have increased from 1975 to 1980, while the "moderate" and "above moderate" income portions decreased. Forty-six percent of the City's population is low income while 20% is moderate and 33% is above moderate.
- In 1980, a larger percentage of renter households was "low" income than was reported in 1975, however, a smaller percentage of owner households was "low" income than reported in 1975.
- County wide median income for a family of four increased approximately 23% between 1975 and 1980. City wide median incomes increased approximately 113% from 1970 to 1980 while City minority incomes increased from 70-99% in the same 10 year period. Blacks have the lowest median family income. The City's median family income in 1980 was \$20,285.
- The percentage of the City population below the poverty level has increased as has the percentage of the minority population that is below the poverty level. Eleven percent of the City's population is below the poverty level.
- In 1980 a larger percent of renter households paid over 25% of their income for rent than in 1975, however, the percentage of renters paying over 35% has decreased slightly. Fewer low income households paid over 25% of their income for rent in 1980 than in 1975.
- The percent of unemployed in the City population decreased from 1975 to 1980, however, the percent of the population on welfare or other public assistance increased. In 1980 4.6% of the City's population was unemployed.

Of all the jurisdictions in the County, the City had the greatest number of very low and low income households that overpay.

Projected housing demand is estimated for April 1983 to April 1990 by calculating the growth in the number of households during this time period. The City is predicted to grown by 572 households during that time period, while the entire County is projected to grow by 17,670 households.

Tenure of Need

The number of renter households in each jurisdiction was analyzed by the Plan. It was found that the percentage of renter households decreased as household income increased. City renter households followed this pattern:

very low	- 80% of households are renters
low	- 70%
moderate	- 61%
above moderate	- 39%

Of the jurisdictions surveyed, the City has the highest percentage of low income and moderate income renter households.

The Plan suggests that the high percentage of renters in the lower and moderate income groups indicates that many of these households cannot afford to purchase a home in the County. The Plan concludes that a need is demonstrated for both rental and ownership affordable housing opportunities. As the largest portion of households that overpay are in the very low and low income categories, affordable housing need may be most acute for the lower income households.

Regional Allocation of Projected Need

A jurisdiction's share of the projected need was determined with a formula that used the percent of overpaying renter households as a base and made adjustments for factors such as the contribution to assisted households, the number of farmworker residents and farmworker jobs. For example, when the City's proportion of low income population that overpaid exceeded that of the region, it was interpreted as demand for additional "affordable" housing. The City's allocation was evaluated as follows:

City of Santa Barbara:

- More than regional share of very low, low and moderate income households
- Less than regional share of above moderate income households
- Larger share of overpayment by very low income households
- Smaller share of overpayment by moderate income households

- Same share of overpayment by low and above moderate income households
- Farmworkers exceed farmworker jobs
- Proportion of assisted lower income households has remained the same

Based on the predicted growth of 572 households, the City's projected regional share to 1990 was determined to be as follows:

very low	-	131 (23%)
low	-	80 (14%)
moderate	-	103 (18%)
above moderate	-	258 (45%)
Total:		<u>572</u>

Since the City has more than the region's share of "very low" and "low" income households (including more farmworker households than farmworker jobs), the City's share for future growth has been reduced. As the City does not have the region's share of "above moderate" income households, the share was increased. The Regional Housing Needs Plan shows that to meet regional needs, the City should concentrate new housing efforts in the "above moderate" and "lower income" categories to meet it's fair share of new household needs.

C. HOMELESS/EMERGENCY SHELTER

Needs

An exact count of the homeless population in the City is not possible, however social service organizations estimate the population to be approximately one to two thousand. It has also been noted that the homeless population has increased dramatically in the past few years. The following are examples of the number of homeless that are assisted by various agencies in the City:

- Salvation Army provides two meals a day with total of 1900 persons served each month. Sleeping facilities have been provided to an average of 245 women, 97 children and 463 men each month.
- Wings of Love serves two meals a day to 60 persons.
- The Food Stamp Unit of the Department of Social Services estimated that approximately 450 recipients live in the lower State Street area.
- Interreligious Task Force operates an overnight shelter at a different City church each month. The Task Force sheltered an average of 43 persons per night, including single males, couples, children and families. The majority of people stayed one day, while most other stayed 2-5 days. A few individuals stayed up to 31 days. The ages ran from less than 18 years old up to 75 years old. The majority were 26 to 35 years old.

A Task Force report¹ on problems associated with the homeless population found four basic categories of this population within the Lower State Street area of the City:

- Transients - individuals who move up and down the coast, who are not looking for work and who are seeking ongoing community assistance or are pan handling.
- Unemployed - Mostly single individuals looking for work who need only temporary community assistance in order to secure employment.
- Aged and/ or Disabled - These individuals could include emotionally disabled, elderly with little income or persons on disability.
- Other - Mostly families where the parents are unemployed or single persons with a marginal income who choose to live in a less expensive manner.

The characteristics of the homeless population reveal that there are different groups with varying needs and the solutions to which may be diverse or incompatible. For example, various shelter programs have confirmed the special emergency housing needs of families. Existing temporary shelters are not conducive to serving families with children. It is estimated that currently there are 150 beds available to the homeless population through the following agencies: Salvation Army, Rescue Mission, Wings of Love, Shelter Services for Women and Bottle Advocates for Youth. Less than 50 of these beds are available to women and children and there is almost a complete lack of housing for families.

City Policy and Actions

Providing appropriate shelter to these varied groups - transients, deinstitutionalized mental patients, alcoholics and unemployed heads of households with families would exceed the City's capacity to provide human services as well as the financial capabilities because of the diversity and complexity of needs. As human services are not a mandated City service and various social service programs are currently run by the County, it is indicated that the responsibility for these social services rests primarily with the State and the County. However, the City has and can continue to support the various non-profit organizations that specialize in and are equipped to provide the homeless and emergency shelter needs within the City.

¹Summary Report - Task Force on Lower State Street Problems, July 13, 1983

To date, the City has provided a grant to the Catholic Social Services' Housing Relocation Program. Through this program professionally trained social workers provide assistance to homeless (with priority to families with children). Temporary shelter is provided through local hotels and motels. An interest free loan is also provided for a portion of the first and last months rent and deposit required for permanent housing. To date, 21 families have been assisted with temporary shelter and 19 families have been placed in permanent housing. Additionally, the City is in the process of negotiating a lease with the Santa Barbara Rescue Mission to provide a site on City land for a new shelter facility. Financial assistance has also been given to Shelter Services for Women, Child Abuse Listening Mediation (CALM), Klein Bottle Runaway Shelter and the Single Parents Alliance.

D. PROJECTIONS FOR THE FUTURE

The Santa Barbara County - Cities Area Planning Council has recently adopted "Forecast 85" (October 1985), a document which provides a forecast of population, employment, household growth and land use demand for Santa Barbara County. Forecast 85 provides predictions and trends through the year 2000 for the County in general, and specifically for each of the six cities in the region. The document's projections do vary from those published by the State Department of Finance. In the short term, the document's projections are slightly higher than the State's due to assumptions regarding increased oil and Vandenberg Air Force Base related activities. In the long term, the document's projections are below the State's due to consideration of local resource constraints.

Population and Household Growth

The area's population growth is predicted considering the following components: UCSB/Westmont College enrollments, oil related job and population growth, retirement immigration and job related immigration. The following is an outline of the growth predictions in each of these categories relative to the City:

- UCSB is projected to have an enrollment of 16,713 students in 1990, up from the current level of 16,429.
- Westmont College indicates a current enrollment of 1,140 and expects a maximum of 1,200.
- Proposed offshore and onshore oil and gas development is projected to induce the following growth in the City:

	<u>1990</u>	<u>1995</u>	<u>2000</u>	<u>Total</u>
Population	423	405	356	1184
Households	189	180	159	528

- Given the area's temperate climate and attractive setting, retirement immigration is predicted to continue. It is estimated that a retirement population of 209 will immigrate to the City by the year 2000.
- The report assumes that all new households anticipated from Vandenberg Air Force Base growth will locate in the North County area and therefore will not impact the City.
- The report indicates that job immigration is expected to occur when the number of jobs surpasses the local labor force availability to fill them. The City is expected to have job related population growth of 875 persons or 390 households by the year 2000.

Total population and household growth for the City is projected as follows:

	<u>1980</u>	<u>1985</u>	<u>1990</u>	<u>1995</u>	<u>2000</u>	<u>maximum change</u>
Population	74,414	77,315	79,981	81,443	81,154	7,029
Households	32,509	33,859	34,745	35,208	35,208	2,699
Pop/Hshld.	2.22	2.22	2.24	2.25	2.24	.03

Employment Growth

South Coast employment growth in each of 10 major economic sectors was projected from 1985 to the year 2000:

	<u>1985</u>	<u>2000</u>	<u>Change</u>
Agriculture	2,601	2,667	+ 66
Mining	346	769	423
Construction	2,645	3,147	+ 502
Manufacturing	11,348	16,428	+5,080
Transportation	3,474	4,134	+ 660
Wholesale	2,435	3,120	+ 685
Retail	16,238	19,323	+3,085
Finance, Ins., Real Estate	4,705	30,636	+4,891
Government	13,466	13,669	+ 203

Most employment growth in the South Coast area is predicted to be in the manufacturing, services and retail categories. Little growth is projected for government and agriculture. Specific assumptions relating to the City of Santa Barbara are:

- Downtown redevelopment, hotel-conference center development and increased visitor-serving facilities will result in the retail trade category.
- Completion of the crosstown freeway will encourage retail and hotel development in the area.

Other significant conclusions in Forecast 85 include:

- The water supply on the South Coast will constrain residential development well before vacant residential land does.
- Household demand on the South Coast will exceed the potential available housing given current water supplies. Household demand which cannot be met on the South Coast will shift to Ventura County (modest amount) and the Santa Ynez and Lompoc market areas. As a consequence, commuting between these areas will likely increase and air quality may be impacted.
- In the South Coast region the business community will likely experience increased difficulty in recruiting workers due to lack of affordable housing in the South Coast.

IV. MAJOR HOUSING ISSUES

Santa Barbara's housing problem is defined in the 1982 Housing Element by the following key issue areas:

- | | |
|--|------------------------------------|
| •Housing Opportunity | •Affordability of Existing Housing |
| •Housing Demand | •New Housing Construction |
| •Housing and Neighborhood Preservation | •Regional Coordination |

The update process has indicated that the problems, trends and issues discussed in the 1982 Element are still pertinent today making major revisions to the Element unnecessary. However, within the key issue areas listed above, several specific issues have been identified in the update. These issues are the focus of this update and are addressed in the revised policies and strategies presented in Section VII of this document:

First Time Home Buyers

Due to high housing costs, moderate and even middle income households cannot afford to become homeowners. These groups continue to rent resulting in an increased demand for rental units and their ability to pay allows rents to increase. Skilled workers and upwardly mobile young families which are barred from homeownership opportunities in the City may leave for other communities where costs are more reasonable.

Demolitions of Existing Affordable Housing

Buildout of the multiple family and commercial zones could result in the loss of approximately 2000 - 4000 existing residential units, many of which are affordable rental or ownership units. The loss of such a substantial number of affordable housing opportunities would significantly impact the City's housing stock.

Employee Generation and New Housing Demands

In the development review process housing impacts are not currently attributed to new commercial developments that generate less than 10 new households from outside this area. The cumulative impacts of such projects have not been addressed.

Meeting Senior Needs

It is uncertain whether enough or too much senior housing is available in the City and if the site plans and dwelling unit designs are appropriate for seniors. Questions arise regarding what kind of senior facilities are needed: congregate care, ownership or rental units, recreation/community centers.

Site Planning for Bonus Density Projects

During the review of projects using bonus density, questions arise as to how much can density and zoning standards be modified and still maintain onsite amenities and neighborhood compatibility?

Renter/Homeowner Balance

The majority of City households are currently renters (58%) and this number has been slowly increasing for the past ten years. Such high renter ratios can lead to less stable neighborhoods as well as more deferred structure maintenance. Larger single family homes are being occupied by groups of single adults resulting in overcrowding, traffic and parking impacts, and a loss of family housing.

V. COASTAL ZONE HOUSING REPORT

Section 65590 of State law speaks to the preservation of affordable housing opportunities in the Coastal Zone by restricting conversions or demolitions of existing affordable dwelling units. New housing developments constructed in the Coastal Zone must, where feasible, provide affordable units. Section 65590 requires that replacement units must be provided for any affordable units that are authorized to be demolished or converted under certain conditions.

State law, Section 65588(c) requires that any review or revision of a jurisdiction's Housing Element must include a review of the demolitions, conversions and new residential construction that has been authorized in the Coastal Zone since January 1982.

The following is a summary of the relevant projects that the City has authorized in the Coastal Zone. A complete list of projects can be found in Appendix 4.

1. The number of new units approved for construction in the Coastal Zone after January 1, 1982: 25 new units approved.
2. The number of new units for low and moderate income households required to be provided in new housing developments within three miles of the coastal zone, pursuant to 65590: No new units required.
3. The number of existing units occupied by low and moderate income households authorized to be demolished or converted within the Coastal Zone since January 1, 1982: 18 units.
4. The number of low and moderate income units required for replacement, and the locations of the replacement units:
 - a. Onsite (in the Coastal Zone):
1 unit - 424 Por la Mar 2 units - 424 Old Coast Hwy.
 - b. Elsewhere in the Coastal Zone in the locality's jurisdiction: None
 - c. Within three miles of the Coastal Zone, within the locality's jurisdiction: None

VI. VACANT LAND INVENTORY AND RESIDENTIAL DEVELOPMENT POTENTIAL

The Housing Element documents that Santa Barbara is a mature city with very few large land parcels remaining to be developed. In 1980 residential lands in the City were 83.9% built out to zoning capacity. Most of the residential development that has occurred since then has been on an infill basis. However, there have been several major residential project approvals on vacant City land as well as land use/zoning changes or annexations that affect residential buildout. These changes are outlined below:

•Rancho Arroyo Specific Plan and Rezoning

Located in the Hitchcock area, Rancho Arroyo (formerly the Cavaletto property) is a vacant 28 acre parcel adjacent to La Cumbre Plaza and the Hitchcock Auto Center. This land was formerly zoned for single family development up to 140 units. A specific plan was approved on this property that calls for the extensions of Hope Avenue and Hitchcock Way through the property and would allow the development of the following:

Area A: 8.5 acres of Automobile Dealers

Area B: 3.4 acres of Automobile Dealers
and

3.4 acres of Multiple Family Residential
(50 affordable units or 79 affordable senior units)

Or

6.8 acres of Multiple Family Residential
(±90 affordable units or ± 141 affordable
senior units)

Area C: 9.65 acres - 50 Residential Units

The residential areas of the project were rezoned from Single Family (E-3) to Multiple Family (R-3) zoning. A commercial overlay zone (P-D) was placed on the property to allow development of auto dealers. This plan allows a residential buildout of 191 (senior) units, 51 more than original buildout.

•Hitchcock Ranch

Located in the Outer State Street area near the Rancho Arroyo property, this is a 5.39 acre parcel with several older existing residences. The property has a General Plan designation of Residential and it is zoned Single Family (E-3) with a buildout potential of approximately 20 units. A 60,000 square foot office building has recently been proposed for this property. A General Plan amendment and a rezoning to commercial would be necessary to accomplish this project.

•La Colina Affordable Housing

Two housing projects with a total of 74 affordable units are currently under construction on a vacant 7 acre parcel adjacent to the Los Robles subdivision, just north of La Colina Road. The property was rezoned from Single-Family (E-3) to Two-Family (R-2).

•Valle Verde Annexation

An annexation of 11.7 acres was recently approved for the Valle Verde Retirement Facility located on Calle de los Amigos Road at Torino Drive. The annexation will allow the construction of 28 senior dwelling units and ancillary retirement community facilities.

•Arroyo Verde Annexation

A 7.8 acre parcel on Modoc Road, just east of Las Positas Road was recently approved. Forty eight units are currently under construction. Fourteen of these are long term affordable units.

•Minor Annexations

Two minor annexations have been approved for residential projects: A three acre parcel on north Hope Avenue which will accommodate an eleven unit Planned Unit Development and an eleven acre parcel at the end of Torino Drive with an eleven unit Planned Unit Development.

• Housing/Commercial Assessment Rezoning

As recommended in the Housing and Commercial Assessment Study (1980), parcels in the Cottage Hospital, St. Francis Hospital and lower De la Vina Street neighborhoods have been rezoned from commercial to residential to preserve existing housing. A total of approximately 200-300 existing residences were affected by the rezoning.

• Wilcox Property (Cypress Point)

In 1981 a subdivision map was approved on the 69.9 acre parcel for a residential development with 83 lots. One lot was to have 20 affordable units. That subdivision map has since expired and a new proposal for a retirement community with 295 senior units, 12 employee units (only 83 of the units have kitchens) and ancillary uses is now under review.

The following chart summarizes the major vacant land areas remaining in the City, their size, zoning and build-out potential:

EXISTING LARGE PARCELS OF VACANT RESIDENTIAL LAND

Existing Parcels	Size	Zone	Build-out Potential
• Rancho Arroyo	28 ac.	R-3/P-D/ S-D-3	±90 affordable units <u>or</u> ± 141 affordable units <u>and</u> 50 market rate units (per approved plan).
• Hitchcock Ranch	5.39 ac.	E-3/S-D-2	± 20 units.
• Valle Verde	11.7 ac.	E-3	28 units, 45 room personal care facility (per approved plan).
• Koelsch/Rutherford	27 ac./ 3.6 ac.	A-1	11 units (per approved plan). / 1 unit 1 existing)
• Wilcox	69.9 ac.	E-1 - PUD & E-3 - PUD	83 units.
• Montecito Country Club	±115.79 ac.	A-2	200 units.
• Clarke Estate	±23 ac.	PUD 3	±69 units.
• Las Positas Meadows	24.07 ac.	E-1	±24
• La Colina	8.475 ac.	E-3/S-D-2	±28
• Miramonte/Carrillo	±6.95 ac.	E-2	±20

VII. CONSTRAINTS

"An effective affordable housing program can be constrained by private market and governmental factors. As described in the 1982 Housing Element, inflation, land and construction costs, site improvement expenses, interest rates and speculation continue to impact housing programs and cause rising land and home prices.

Land and Construction Costs

As shown by the statistics in Appendix 3, there has been approximately a 100% increase in land and construction costs in Santa Barbara between 1979 and 1985. Land costs are approximately one-third of total development costs and now range from \$7 to \$8 per square foot depending on the residential zone. Typical residential construction costs now vary from \$60 to \$80 per square foot depending on the type of residential unit. Total development costs for an apartment or condominium type unit vary from \$60,000 to \$125,000 per unit. Building valuation data (1984) currently used by the City is displayed below":

BUILDING VALUATION DATA

OCCUPANCY AND TYPE

COST PER SQUARE FOOT

	<u>Existing Bldg. Conversion or Re-Construction</u>	<u>New Bldg.</u>
<u>APARTMENT HOUSES</u>		
Type V - Masonry (or Type III)	\$ 42.00	\$ 52.00
Type V - Wood Frame (Typical Apt.)	37.00	45.00
Type I FR - Basement Garage		24.00
<u>BANKS</u>		
Type I FR or II FR		94.00
Type III - 1 Hour		77.00
Type III - N		73.00
Type V - 1 Hour		67.00
Type V - N		64.00
<u>CONVALESCENT HOSPITALS</u>		
Type III - 1 Hour	59.00	71.00
Type V - 1 Hour	51.00	64.00
<u>DWELLINGS</u>		
Type V - Masonry		60.00
Type V - Wood Frame (Typical Dwelling)		56.00
Type V - Custom Home (2500 sq.ft.)		64.00
Basements, Finished		18.00
Unfinished		13.00

Energy Costs

Energy costs generally do not constrain housing development in Santa Barbara as there is good availability of both natural gas and electricity in virtually all parts of the City. In addition, conservation measures are available to reduce energy costs, and such measures are promoted by State Energy Regulations and City Energy Conservation Policies. Any new development will take advantage of such measures in order to minimize the impact of energy costs on housing development. For example, a Multi Family unit built according to current standards would consume approximately \$23 worth of natural gas per year for space heating, with hot water costs equal to approximately \$97 per year.

However, residents of the City have incurred severalfold increases in the cost of energy during the past ten years. The result has been an increase in basis monthly housing related costs and in many cases a reduced level of comfort due to reduced level of energy usage. The depletable nature of natural gas indicates that home heating and water heating cost will continue to rise over the long term in spite of relatively stable energy prices at this time. The California Energy Commission estimates a natural gas price escalation rate of 2% - 3% per year above inflation over the next twenty years.

Recently adopted State Energy Conservation Building Standards have gone a long way to reduce the energy costs associated with new housing. The existing housing stock offers the next largest opportunity for reducing residential energy costs. Many existing homes were built when energy costs were still negligible and have not been retrofitted with such items as well insulated and ceiling insulation. Such retrofit measures are one way to reduce housing costs and can pay for themselves in energy savings in a relatively short time.

Rental housing is an area that presents special challenges since energy costs are often born by tenants, which offers little motivation for owners of rental housing to upgrade the energy efficiency of their buildings. Innovative approaches are necessary in order to achieve further energy savings in rental housing.

Solar energy represents a clean, renewable source of energy which will become more and more practical as energy prices continue to rise. Passive design techniques; such as southern building orientation, carefully placed shade, and natural ventilation; are the most cost effective methods of using solar energy. In addition, there are a variety of ways to heat domestic hot water with solar energy, including active systems, thermosyphon systems, and "batch" type passive solar water heaters. The key to increased near term use of solar water heating will be to provide reliable systems at a lower price.

Energy planning is an important component of maintaining affordable housing and is a part of City housing programs.

Local Government Controls

As the City's base residential density is a maximum of 12 units per acre, high land costs must be absorbed by fewer housing units. However, through the Variable Density Ordinance, greater density (up to 27 units per acre) is allowed in the R-3 and R-4 zones, depending on the number of bedrooms per unit. Additionally, the City's "bonus density" program allows projects to exceed the allowed density when the "bonus" units are guaranteed to be affordable.

The City's permit approval process can also act to constrain opportunities for the development of lower income housing through permit fees and the indirect costs of time delays. Typical permit fees for several different residential developments are displayed on the following page.

As indicated in the 1982 Housing Element, small residential projects may take 7-8 months to process and projects with environmental impact reports (EIR) or other special considerations can take a year and one-half or more. The City is currently "streamlining" its development review process so that projects with negative declarations could receive building permits in six months and projects with EIR's could receive permits within a year. This streamlined process is outlined on pages 23 and 24.

FEES

A. SINGLE FAMILY RESIDENCE

1. Condos:

a. Tentative Sub. Map	500 min.fee (100 ea.unit)
b. Environmental	75
c. ABR	75
d. Landmarks*	75
e. Modifications*	250
f. Rezoning (for PUD)	500
g. Cond.Use Permit (for PUD or PRD)	250

2. 20% Building Sites

a. ABR	75
b. Lmks.*	75
c. Modif.*	100 - (Modif.Hearing Officer)

B. DUPLEXES

1. Condos:

a. Tent.Sub.Map	500 min.fee (100 ea.unit)
b. Environmental	75
c. ABR	150 2-4 units
d. Landmarks*	150
e. Modifications*	250
f. CUP (if more than 2 units attached/ if more than 3 units on property)	250

2. Garden Apartments

a. CUP	250
b. ABR	200 (5-10 units/\$20 ea.unit over 10)
c. Env.*	75
d. Lmks.*	200 (5-10 units/\$20 ea.unit over 10)
e. Modif.*	250

3. Two-Story Duplexes:

a. ABR	150 2-4 units
b. Landmarks*	150 2-4 units

C. MULTIPLE FAMILY

1. Condos:

a. Tent.Sub.Map	500 min.fee 100 ea.unit
b. Environmental	75
c. ABR	200 5-10 units (\$20 ea.unit over 10)
d. Landmarks*	200 (5-10 units \$20 ea.unit over 10)
e. Modifications	250

2. Multiple Units:

a. ABR	200 5-10 units(\$20 ea.unit over 10)
b. Lmks.	200 5-10 units(\$20 ea.unit over 10)
c. Env.*	75
d. Modif.*	100 (Modif.Hearing Officer)

* If needed.

———— = Automatic process

- - - - - = Applicant initiates process

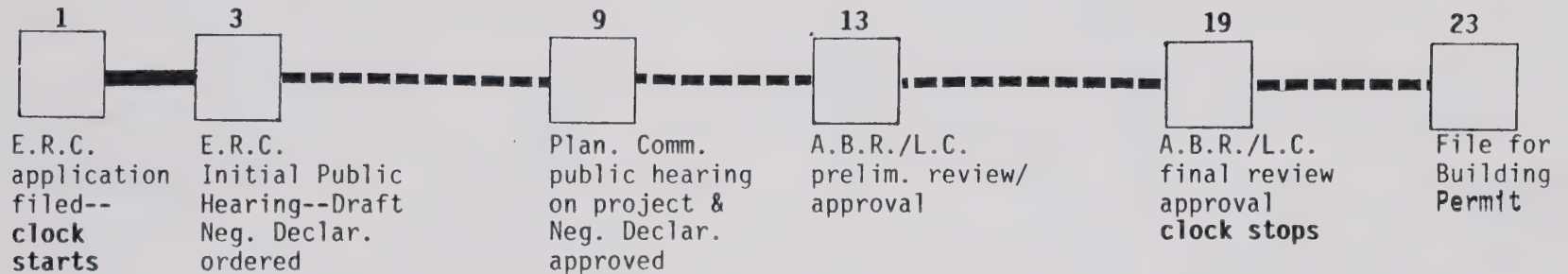
TIME LINE IN

DEVELOPMENT REVIEW PROCESS^a

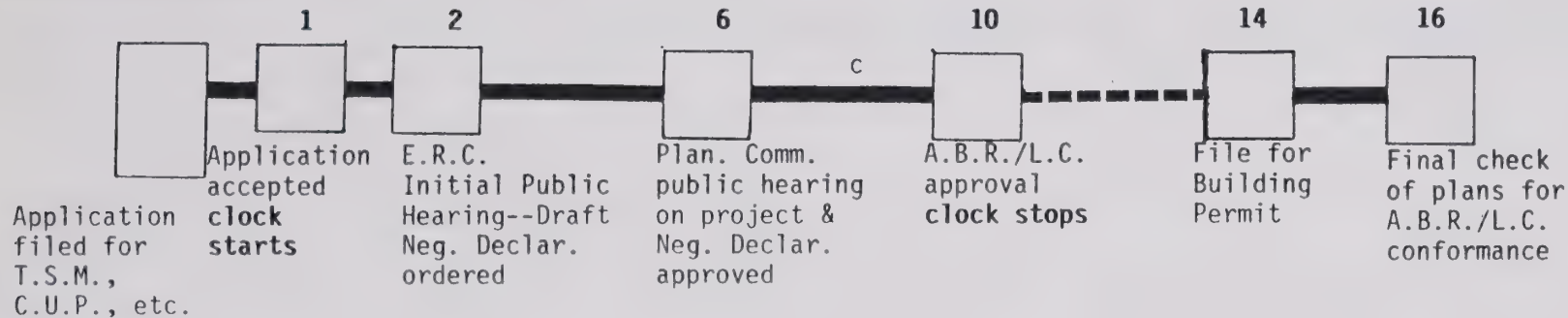
IF NEGATIVE DECLARATION^b

(in weeks)

EXISTING



PROPOSED



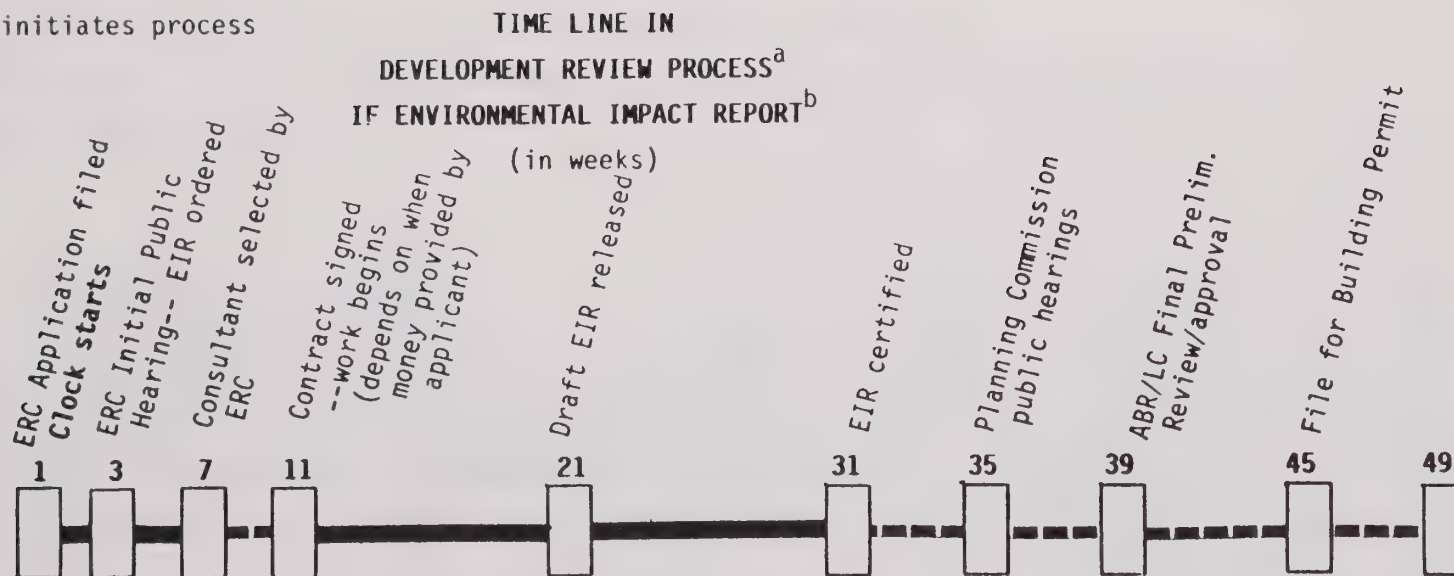
^aExcludes pre-application steps

^b6 months allowed. Process will be 2-4 weeks faster if exempt from environmental assessment

^cApplication deemed withdrawn if applicant does not initiate next step

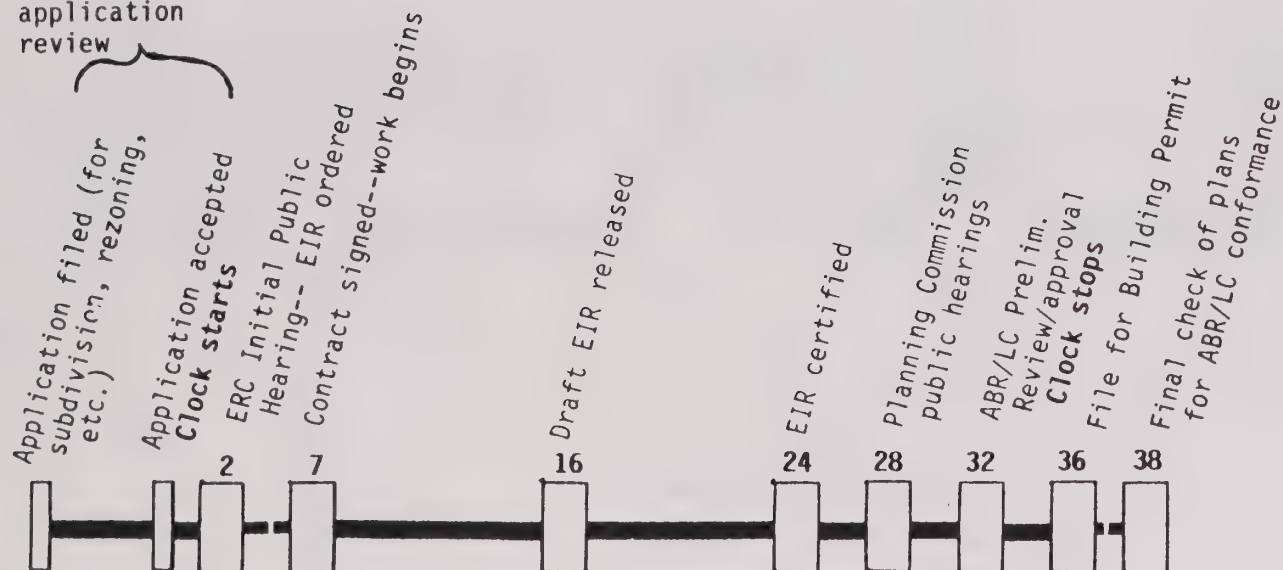
- = Automatic process
 ■■■■■ = Applicant initiates process

EXISTING



PROPOSED

30 day
application
review



^a 52 weeks allowed (plus extension)

^b Excludes pre-application steps

VIII. REVISED HOUSING ELEMENT
POLICIES AND STRATEGIES

VIII. REVISED HOUSING ELEMENT POLICIES AND STRATEGIES

As stated in the 1982 Housing Element, the overall goal of the City of Santa Barbara is to solve its housing problem to the extent feasible and to provide adequate housing and a healthy living environment for all social and economic segments of the community.

The City will endeavor to solve the housing problems within the framework of the General Plan, including the adopted residential holding capacity of approximately 85,000 people. The specific goals for the City's housing programs as presented in the Housing Element are:

GOALS OF THE COMPREHENSIVE HOUSING PROGRAM

1. Ensure a full range of housing opportunities for all economic and social groups based on the enforcement of equal opportunity provisions of State and Federal constitutions and fair housing laws with emphasis on the protection of the housing rights of families with children.
2. Balance new housing demand from a diversity of social and economic groups with available and affordable housing opportunities.
3. Preserve the City's existing housing stock while minimizing displacement, maintaining housing affordability and preventing future blight or deterioration. Protect existing neighborhoods by preserving their residentially-oriented conveniences and services.
4. Develop and promote programs with the goal of ensuring that the existing housing stock provides a range of housing opportunities affordable to all economic groups.
5. Construct new housing through the public and private sector which varies sufficiently in type and affordability to meet a range of economic and social needs.
6. Coordinate efforts towards solving Santa Barbara's housing problems with the efforts of surrounding communities in recognition of the South Coast Regional aspects of Santa Barbara's housing concerns.

This update review of the Housing Element has considered the changes in the City's population, housing and employment characteristics, as well as the City's progress in implementing the adopted housing policies. Current key issue areas have been identified and discussed. This review has shown that the City's current housing problem and the specific issue areas are very similar to those discussed in the 1982 Housing Element. Therefore, the basic goals and policies presented in the Housing Element are still appropriate. Some revisions to the strategies were necessary, however to delete those that either have been accomplished or have been found to be ineffective or outdated. Also, strategies were added where new needs have been identified.

The following presents the revised Policies which are courses of action chosen to guide decision making in pursuit of the City's housing goals and the revised Implementation Strategies which are action plans to carry out the policies. While it would be desirable to immediately implement each of the strategies, it is recognized that the City has limited administrative and financial resources. Therefore, the strategies are prioritized and recommended for implementation over a five year period. This "Five Year Housing Program" is presented in Section IX.

POLICIES AND STRATEGIES

A. HOUSING OPPORTUNITY

Equal Opportunity

Policy

1.1.0 The City shall promote equal opportunity in housing.

Implementing Strategies

- 1.1.1 Use CDBG funds for a public outreach campaign publicizing equal opportunity provisions and remedies under state and federal law.
- 1.1.2 The City will develop adequate staffing and funding to pursue enforcement actions against discrimination in housing under Civil Code § 52 (c) with emphasis on discrimination against families with children in rental housing.
- 1.1.3 The City will, if legally possible, adopt an ordinance establishing significant civil penalties or other remedies for an aggrieved party in addition to those specified in the Unruh Act.
- 1.1.4 Identify ongoing budget sources for funding programs to promote equal opportunity in housing.
- 1.1.5 Continue to monitor eviction rates and causes through the Notice to Quit Program.

Handicap Access

Policy

1.2.0 Accessibility to the handicapped in new residential development and housing to be rehabilitated shall be strongly encouraged.

Implementing Strategies

- 1.2.1 Develop guidelines for builders which explain State laws relative to handicap accessible units and which provide ideas and examples.
- 1.2.2 Continue the City's Home Rehabilitation Loan Program's efforts to remove architectural barriers in the homes of handicapped citizens and authorize the Home Rehabilitation Loan staff to publicize the availability of California income tax deductions to those persons rehabilitating property for handicap access.
- 1.2.3 Investigate and implement policies which give incentives for handicap accessible units to be included in projects.

Special Needs

Policy

- 1.3.0 Housing opportunities for households with special housing needs shall be encouraged.

Implementing Strategies

- 1.3.1 Provide funding for and encourage home-sharing for the elderly, handicapped or other special need households.
- 1.3.2 Expand home sharing programs to match various special need households.
- 1.3.3 Continue working with the County to address the special housing needs of farm workers.
- 1.3.4 Assist development of congregate housing opportunities for low and moderate physically and mentally handicapped, as well as the elderly.
- 1.3.5 Investigate funding and potential sponsors and expand services for emergency housing/shelter.
- 1.3.6 Assist development of first time home ownership opportunities in target areas of the City for families with incomes up to 150% of median.
- 1.3.7 Work with the County to develop programs which provide temporary shelter for run-away/abused youth.
- 1.3.8 Assist development of housing opportunities for low and moderate income single parent households.
- 1.3.9 Develop design guidelines for builders which outline appropriate site planning and building designs to address the special needs of seniors.
- 1.3.10 Develop a public information program to inform special need households of available community programs.
- 1.3.11 Identify potential Single Room Occupancy (SRO) projects and assist in obtaining State funding. Pursue financing through the Redevelopment Agency for any projects in the Redevelopment area.
- 1.3.12 Review and consider the findings of the "Elderly Needs Study" and the recommendations of the study's working committee.
- 1.3.13 Establish a task force including members of the City Council, Planning Commission and Architectural Board of Review to develop strategies and incentives for the development of family housing.

Policy

- 1.4.0 The City shall pursue filling the housing resource gap for seniors who can no longer live independently but do not need institutionalization.

Implementing Strategy

- 1.4.1 Assist sponsors in developing congregate housing facilities for low to moderate income elderly.

Policy

- 1.5.0 The City shall seek to ensure the availability of housing opportunities for low and moderate income seniors.

Implementing Strategy

- 1.5.1 Continue to provide assistance to developers of affordable housing opportunities for low to moderate income elderly.

B. HOUSING DEMAND

New Employment Housing Mitigation

Policy

- 2.1.0 Developments generating new employment from outside the South Coast area shall be in balance with available housing resources at prices affordable to the projected new employees who will be moving into the area.

Implementing Strategies

- 2.1.1 Revise Ordinance 4140 to more fully address housing impacts. Consider impact mitigation such as in lieu fees and new housing construction. Establish related guidelines for mitigation of housing impacts from new employee generating developments.
- 2.1.1 (a) Develop a "housing mitigation program" for housing impacts attributed to new development reviewed under Ordinance 4140.
- 2.1.1 (b) Develop employee generating formulas specifically designed for office, hotel and retail development to assist in predicting housing impacts from new development that is reviewed under Ordinance 4140.
- 2.1.1 (c) Develop a definition of "significant impact upon City and South Coast housing stock "as stated in Ordinance 4140.
- 2.1.1 (d) All new affordable housing impacts generated from outside the South Coast attributed to new development reviewed under Ordinance 4140 must be mitigated through the "housing mitigation program" (discussed in Strategy 2.1.1 above) in order to find that the project will not "impact the City or South Coast housing stock".

Implementing Strategies (cont'd)

- 2.1.2 Creation of a mixed use zoning package and an amendment to the General Plan for mixed uses which would encourage the development of residential units with commercial expansion. Pursue rezoning of appropriate City areas for mixed uses.

C. HOUSING AND NEIGHBORHOOD PRESERVATION

Transition Neighborhoods

Policy

- 3.1.0 The City shall protect and preserve residential housing stock including areas undergoing transition as a result of commercial expansion.

Implementing Strategies

- 3.1.1 Implement the recommendations of the Housing and Commercial Assessment Study, 1980, including:
- a) Amending the overall General Plan to discuss the transition areas.
 - b) Encouraging commercial condominiums by amending the General Plan to promote consistency.
 - c) Enact zone changes as recommended in the Housing/Commercial Assessment. In those areas where transition has not occurred or occurred on a limited basis a zone change to a residential designation restricting further commercial development would be appropriate. Areas where commercial development has significantly exceeded residential, land uses should remain commercial.
 - d) Those areas designated for mixed use in the Housing/Commercial Assessment should be studied for rezoning to residential, and where appropriate, rezoned to protect and conserve existing housing opportunities.
 - e) In attempting to protect as much of the City's existing housing as possible, the City, upon completion of the Housing/Commercial Assessment recommended rezonings, shall study residential stabilization of other areas currently zoned non-residential but having significant existing residential uses.

Refer to the Housing and Commercial Assessment Study, 1980 for specific transition area recommendations.)

Implementing Strategies (cont'd)

- 3.1.2 Consider rezoning residential areas west of Downtown and the Lower West neighborhood from R-4 to R-3.
- 3.1.3 Consider changing existing policy to allow repair, and rehabilitation of existing housing in the M-1 zone. At such time as the policy change is proposed, criteria for acceptable impacts on residents by adjacent industrial uses shall be established related to limitation of long term exposure of residents to unacceptable risk of health and safety.
- 3.1.4 Modification of lot area to allow additional dwelling units on lots smaller than 6,000 square feet shall not be permitted.

Expand Rehab Programs

Policy

- 3.2.0 The City shall continue to expand its voluntary housing rehabilitation programs.

Implementing Strategies

- 3.2.1 Establish a low interest rehabilitation loan program with CDBG funds for public and private non-profit housing sponsors such as limited equity cooperatives and congregate housing for the handicapped.
- 3.2.2 Investigate rehabilitation loan programs for rehab of mobile home park infrastructure.
- 3.2.3 Publicize through Community Development Block Grant (CDBG) funds and encourage use of the Internal Revenue Code provisions which enable landlords to elect a 60 month (5 year) depreciation period for expenditures related to rehabilitation of low income rental housing, thereby providing a financial incentive to rehabilitate such property.
- 3.2.4 Pursuant to previous City Council actions pursue additional funding sources such as local tax exempt revenue bonds and State rehabilitation funds to increase allocations to existing and proposed voluntary housing rehabilitation programs.
- 3.2.5 Conduct a housing conditions survey as needed.
- 3.2.6 Identify projects and pursue financing from the State Deferred Rehabilitation Loan Program.
- 3.2.7 Offer rehabilitation loans to owners of "illegal units" that can be "legalized" and that would be affordable according to City criteria.

Implementing Strategies (cont'd)

- 3.2.8 Offer rehabilitation loans for first time home buyers with incomes up to 150% of median to renovate existing housing in target areas of the City.
- 3.2.9 Provide financing to preserve existing affordable senior board and care facilities .

Policy

- 3.3.0 The City shall actively pursue strengthening of code enforcement/housing inspection programs.

Implementing Strategy

- 3.3.1 Implement the requirements of Sections 17299 and 24436.5 of the State Revenue and Taxation Code which prohibits a taxpayer who derives rental income from substandard housing from receiving income tax deductions for interest, taxes, depreciation or amortization paid or incurred with respect to the substandard housing. Authorize the Division of Land Use Controls to notify the Franchise Tax Board if a taxpayer has not brought a property into compliance with applicable housing codes in respect to health, safety and welfare.

Demolitions and Displacement

Policy

- 3.4.0 In a effort to provide some short term protection of housing which provides living accommodations for persons of low and moderate income levels, such housing shall not be demolished or converted unless:
 - 1) In non-residential areas it is found that residential use is no longer feasible in that location; and
 - 2) There is adequate replacement of any dwelling units occupied by persons and families of low and moderate income; and
 - 3) Adequate provisions are made for relocation or moving compensation for tenants displaced by such actions.

Implementing Strategies

- 3.4.1 Develop a Demolition Review Ordinance and subsequent administrative procedures which include all provisions of Section 65590 of the Government Code for the Coastal Zone and similar measures for the remainder of the City. This Demolition Review Ordinance, excluding the provisions of Section 65590, shall be reviewed at least every two years to ensure that the ordinance does not result in deferred maintenance or blight.

Implementing Strategies (cont'd)

- 3.4.2 Monitor and report annually in the "Development Activity Report", the number of dwelling units which are being demolished and not replaced in projects that are reviewed by the Planning Commission.

Policy

- 3.5.0 The City shall ensure that public projects requiring relocation plans under State or Federal relocation laws shall be coordinated and reviewed by the City. Affordable, decent, safe, and sanitary housing shall be available to those displaced within the City or within the South Coast area. Fair compensation and relocation assistance shall be available to those displaced.

Implementing Strategy

- 3.5.1 Review Federal, State, County and City agency relocation plans to assure that relocation plans for all such projects are coordinated and that ample relocation resources are available.

Preservation and Revitalization

Policy

- 3.6.0 Every effort shall be made to preserve those structures which are either architecturally significant, historically important or both. These buildings contribute to the atmosphere of historic Santa Barbara giving the neighborhoods a sense of history, character and variety.

Implementing Strategies

- 3.6.1 Complete the architectural and historic resources survey of all properties in the City.
- 3.6.2 Use the completed architectural and historic resources survey to: determine specific buildings which shall receive a local landmarks designation, determine specific buildings which shall receive a local Structure of Merit designation, generate nominations to the National Register of Historic Places, assist in the environmental assessment of proposed developments, evaluate the potential for small residential areas to receive Landmark District status, provide historical information to property owners interested in private rehabilitation and restoration, assist in planning public projects.

Policy

- 3.7.0 The City shall concentrate efforts to develop public improvements and neighborhood facilities in neighborhoods requiring revitalization.

Implementing Strategies

- 3.7.1 Continue Community Development Block Grant financed efforts to provide neighborhood centers, sidewalk and street light repairs and neighborhood clean-up programs.
- 3.7.2 Construct Westside storm drain.
- 3.7.3 Complete the West Downtown Revitalization Plan.

Policy

- 3.8.0 New development in and/or adjacent to existing residential neighborhoods must be compatible in terms of scale, size, and design with the prevailing character of the established neighborhood. New development which would result in an overburdening of public circulation and/or on-street parking resources of existing residential neighborhoods shall not be permitted, unless findings of overriding consideration can be made.

Implementing Strategy

- 3.8.1 Projects will be reviewed by the Architectural Board of Review and Planning Commission and where applicable the Landmarks Committee in accordance with established rules and procedures and pursuant to Implementation Strategy 2.1.1.

Policy

- 3.9.0 The City will encourage the rehabilitation and improvement of low and moderate income senior occupied housing units (owner and renter occupied) in neighborhoods displaying the greatest need for rehabilitation.

Implementing Strategies

- 3.9.1 Identify through a Housing Conditions Survey, neighborhoods that have the highest number and concentration of units in need of rehabilitation.
- 3.9.2 Continue to assess senior housing needs by following the guidelines developed by the U.S. Conference of Mayors, Assessing Elderly Housing.
- 3.9.3 The City will increase it's outreach efforts to encourage senior homeowners and apartment owners renting to seniors, to participate in the City's Housing Rehabilitation Loan Program.

Policy

- 3.10.0 The preservation and continued operation of board and care homes which serve low and low-moderate income elderly will be promoted.

Implementing Strategy

- 3.10.1 Design and offer a special housing rehabilitation loan targeted to this type of facility.

D. AFFORDABILITY OF EXISTING HOUSING

Home Ownership

Policy

- 4.1.0 Home ownership opportunities for first-time home buyers and low and moderate income households shall be encouraged.

Implementing Strategies

- 4.1.1 Continue support for limited and non-equity cooperative conversion projects through ongoing administration of the HUD Innovative Grant and Cooperative Downpayment Loan Fund and by coordinating technical assistance to private sponsors interested in such conversions.
- 4.1.2 Identify and support projects in applying for State funding for tenant purchase of mobile home parks.
- 4.1.3 Continue to support and encourage the real estate lending programs of local financial institutions.
- 4.1.4 Develop a comprehensive Mortgage Lending Program for Santa Barbara in cooperation with area financial institutions by pursuing a downpayment and interest subsidy loan fund for moderate income, first time home buyers. A combination of local tax exempt bond funds, tax exempt lines of credit to financial institutions, Redevelopment Agency tax exempt funds and Community Investment funds could be used for this purpose.
- 4.1.5 Support local participation in the State's New Homeownership Assistance Program or other similar programs to assist renters to purchase homes.
- 4.1.6 Investigate the feasibility of cooperating with major employers in Santa Barbara County to use pension funds as a source of mortgage capital.
- 4.1.7 The City will solicit proposals for low and moderate income projects from private sponsors and will develop programs to assist in their implementation.

Policy

- 4.2.0 The City shall, through its adopted Condominium Conversion Ordinance (Chapter 28.88 of the Santa Barbara Municipal Code), provide an opportunity for housing ownership of all types, for all levels of income and in a variety of locations while maintaining a supply of rental housing for low and moderate income persons.

Implementing Strategies

- 4.2.1 Prepare, using statistics aggregated from condominium applications, an annual report to the Planning Commission describing the number of units, what happened to previous tenants, previous rental ranges, and proposed selling prices of units converted to condominiums to document and monitor the effect of such conversions on low and moderate income households. City staff will investigate ways to obtain information, after a conversion is complete, on final selling prices and the number of tenants that become owners.
- 4.2.2 Amend the Condominium Conversion Ordinance to state that it shall be unlawful for any person to purchase a unit converted to a condominium or stock cooperative unit unless the purchaser intends to occupy such unit as his/her principal residence for a minimum of 12 consecutive months and that such occupancy is intended to commence within six (6) months following completion of purchase.
- 4.2.3 Amend the Condominium Conversion Ordinance to exempt condominium conversions where not less than 75% of the units in a condominium project will be occupied by persons of low and moderate income from the provisions of the ordinance related to the maximum number of units to be converted in any year. To ensure that low and moderate income housing remains affordable to persons of low and moderate income over time, measures such as resale control on deed restrictions shall be required for a period of no less than 25 years.

Rental Opportunities

Policy

- 4.3.0 The City shall encourage the continued availability of rental housing at competitive rental rates.

Implementing Strategies

- 4.3.1 Update the City's Rental Housing Database and Rental Study prior to the next Housing Element Update.
- 4.3.2 Provide funds to assist the Housing Authority in publishing a pamphlet to encourage landlords to rent units through the Section 8 or similar program.

Policy

- 4.4.0 The City shall pursue the development of a mechanism for the purpose of generating revenue for subsidizing housing so that it becomes affordable to low and moderate income residents. The mechanism shall draw revenue from as broad a base as possible without being regressive in nature.

Implementing Strategy

- 4.4.1 Initiate a study to determine the feasibility and impact of such a mechanism.

Policy

- 4.5.0 The City shall continue to encourage energy conservation and use of solar energy in the existing housing stock.

Implementing Strategies

- 4.5.1 Include an analysis of energy conservation and solar energy potential on all City financed home rehabilitation projects and encourage clients to upgrade the energy efficiency of their homes.
- 4.5.2 Pursue all feasible opportunities to encourage energy conservation and solar retrofit in the City's existing housing stock.
- 4.5.3 Implement a solar access ordinance for protection of solar rights in residential zones.

Policy

- 4.6.0 The City will encourage "equity-to-income" financing mechanisms for senior homeowners.

Implementing Strategy

- 4.6.1 Work with private sector financial institutions and insurance companies to design an educational program to promote senior participation in financial mechanisms such as reverse annuity mortgages, the Fouratt Plan, etc.

E. NEW HOUSING CONSTRUCTION

Promote New Affordable Housing Projects

Policy

- 5.1.0 Construction of new, affordable housing opportunities for owners and renters shall be encouraged.

Implementing Strategies

- 5.1.1 Participate jointly with private developers in the proposed Statewide design, innovative construction and energy efficient competition to produce affordable housing.
- 5.1.2 Use the Revolving Housing Fund from Redevelopment Agency tax increment funds to assist private sponsors in developing low and moderate income housing opportunities which will benefit the Redevelopment Project Area, or the City as a whole, if possible.
- 5.1.3 Use Community Development Block Grant funds to share in paying for costly site improvements where this will assist a developer to produce low and moderate income housing.
- 5.1.4 Develop an ongoing monitoring system of the potential density reserve consistent with available resources and the Land Use Element of the General Plan. The monitoring system shall update all factors concerning: a) public service availability, b) demographic factors, i.e., population per households, c) development activity, i.e., building permits, demolitions, and commercial conversions, d) actual saturation of zoning compared to theoretical buildout. An annual report of these factors shall be presented to the City Council and Planning Commission at the beginning of each calendar year.
- 5.1.5 Any identified density reserve as documented by the monitoring system in Implementing Strategy 5.2.4 will be allocated in its entirety, to affordable housing development. This can be accomplished through a bonus density ordinance, individual zone changes, or the implementation of Government Code Section 65915.
- 5.1.6 Develop and adopt a bonus incentive program for developers of affordable housing projects.
- 5.1.7 Develop and adopt guidelines for site planning criteria for affordable housing projects which use bonus density.
- 5.1.8 Identify and support non-profit developers in applying for CHAS funding from the State.
- 5.1.9 Develop design standards for modular, factory-built housing and mobile homes as a component of Architectural Board of Review Guidelines to facilitate the development of factory-built housing which is affordable as well as compatible with neighborhood design standards for conventionally-built housing.
- 5.1.10 Develop an In-Fill Housing Program which would include financial and management incentives in cooperation with the Housing Authority and private developers to encourage the use of underutilized and small vacant parcels of land for new low and moderate income housing opportunities.

Implementing Strategies (cont'd)

- 5.1.11 The Development Allocation System and any future amendments to the system shall give priority to affordable housing.
- 5.1.12 Pursuant to Government Code Section 65590, new housing developments within the Coastal Zone shall, where feasible, provide housing units for persons and families of low and moderate income.
- 5.1.13 Establish procedures to allow occupancy of units in affordable "sweat equity" projects when all basic code requirements which encompass health, fire and life safety requirements have been met, thereby allowing non-code related requirements to be completed by the owner/occupants.

Seek Public and Private Assistance

Policy

- 5.2.0 The City shall seek all available public and private assistance to produce new low and moderate income housing.

Implementing Strategies

- 5.2.1 Identify potential sites throughout the City and evaluate the economic feasibility of using tax exempt mortgage revenue bond proceeds to build new low, moderate and middle income housing. If feasible, designate and/or acquire such sites for development. Mixed use (commercial and housing) projects and commercial projects have been authorized by Resolution #630 of the Redevelopment Agency.
- 5.2.2 Participate in the State of California's new Rental Housing Construction Program which provides funds for sponsors of new, mixed income rental housing.
- 5.2.3 Inventory all publicly owned land and actively pursue the acquisition, preferably through dedication of said land for use in the development of low and moderate income housing. Pursue relocation of the National Guard and Army Reserve in order to obtain land for housing opportunities, if not utilized for park purposes.
- 5.2.4 Seek voluntary offers to record an agreement offering the City first right of refusal to buy land owned by non-profit organizations or public utilities.
- 5.2.5 Require non-profit organizations that receive funding from the City to record an agreement offering the City first right of refusal to buy land they own, prior to it's disposition.
- 5.2.6 Survey adjacent vacant or underdeveloped County lands for possible annexation to the City for new affordable housing projects.

Implementing Strategies (cont'd)

- 5.2.7 Consider various zoning ordinance changes to promote affordable housing including:
- revise duplex unit size restriction.
 - revise parking standards in the R-2 zone to be based on the number of bedrooms.
- 5.2.8 Consider creation of Mortgage Credit Certificate Program as authorized by Federal and State Law.

Streamline Development Review

Policy

- 5.3.0 The City shall evaluate its development review and permit processing mechanisms for ways to streamline the process while maintaining its commitment to good planning and environmental protection, thereby assisting housing sponsors in producing affordable housing.

Implementing Strategies

- 5.3.1 Develop and maintain a system for use of the City's Master Environmental Assessment Document as a means of expediting the environmental review process.
- 5.3.2 Evaluate the current development review system and make recommendations on methods of improvement. Emphasis will be placed on interdepartmental coordination and streamlining review by discretionary citizen bodies.
- 5.3.3 Provide an expedited development review process for low and moderate income developments.
- 5.3.4 Develop criteria for determining the affordability of housing projects. Review on a case by case basis projects that propose cost-savings plans for purposes of affordability that are inconsistent with current development, architectural, landscaping, and off-street parking standards.
- 5.3.5 Develop a pre-application review process to assist all affordable housing projects.
- 5.3.6 Give priority to affordable housing projects on Committee/Commission agendas.
- 5.3.7 Give priority to affordable housing projects in plan check prior to issuance of building permits.

Water Conservation

Policy

- 5.4.0 Develop plans for implementation of water conservation regulations.

Implementing Strategies

- 5.4.1 Require all new development to incorporate water conservation features and devices into project design in order to minimize future increases in water demand.
- 5.4.2 Encourage new development and redevelopment to consider innovative water conservation techniques such as, but not limited to, gray water recycling.
- 5.4.3 Institute a public information program with the objective of reducing water demand which would include, but not be limited to, a short term goal of 10 percent reduction in two years, and achieving the installation of water saving devices in as many homes as possible.

Energy

Policy

- 5.5.0 Encourage energy conservation measures in new residential developments.

Implementing Strategies

- 5.5.1 Provide information to developers and property owners regarding cost effective means of incorporating energy conservation and solar energy design features.
- 5.5.2 Publish and distribute the City's revised Solar Design Guidelines.
- 5.5.3 Establish an administrative procedure for reviewing new residential developments and encouraging energy conscious site design from the initial stages of project design.
- 5.5.4 Develop guidelines for encouraging and implementing resource recovery systems in new development.

Identifying Senior Housing Needs

Policy

- 5.6.0 The City will promote the development of new senior housing in relation to the needs of its senior population.

Implementing Strategies

- 5.6.1 Identify senior housing needs by continuing to follow the guidelines developed by the U.S. Conference of Mayors, Assessing Elderly Housing.
- 5.6.2 Amend the Senior Housing Overlay (SHO) zoning ordinance to allow for-profit developers to utilize this zoning designation.

Policy

- 5.7.0 The City shall seek to increase new affordable rental opportunities for seniors.

Implementing Strategy

- 5.7.1 Continue to provide the reduced parking requirement for senior housing projects in combination with bonus densities to encourage the development of small apartment projects in the R-3 and R-4 zones.

F. REGIONAL COORDINATION

Policy

- 6.1.0 The City shall recognize those housing problems which are regional in nature and make a commitment to solve them in a regional manner.

Implementing Strategies

- 6.1.1 Adopt a City resolution recognizing (and encourage the County and the City of Carpinteria to recognize) that South Coast commercial growth and job creation, growth management policies, annexation policies, and public service district policies have regional housing implications.
- 6.1.2 Encourage consideration by the County of Santa Barbara of growth management policies which promote the development of affordable housing in cooperation with South Coast Cities and the Area Planning Council.
- 6.1.3 Adopt a resolution recognizing the regional needs for housing, public service, and commercial improvements to facilitate a balanced community and stating that the City will work with the public and private sector for solutions to these needs.
- 6.1.4 Request the City and County meet to discuss the special housing needs of farm workers and to develop appropriate recommendations.

Implementing Strategies (cont'd)

- 6.1.5 Work with the County to develop uniform and congruent affordability criteria.

Policy

- 6.2.0 The City shall encourage the operation of housing programs on a regional basis.

Implementing Strategies

- 6.2.1 Request the Area Planning Council to prepare an annual monitoring report on the progress of each jurisdiction in meeting the requirements of the Fair Share Housing Allocation Plan.
- 6.2.2 Explore the feasibility to use the City and County's Housing Authority's ability to issue tax exempt bonds for public housing projects.
- 6.2.3 Develop joint City/County applications for Federal and State housing assistance programs.
- 6.2.4 Continue joint discussions/work sessions with the County of Santa Barbara concerning the potential creation of a South Coast Housing Finance Agency.
- 6.2.5 Cooperate with the County on issuance of tax exempt bonds to provide financing for first time home buyers.

Policy

- 6.3.0 The City recognizes regional concerns with respect to senior regional housing needs and in-home support services necessary to enable seniors to maintain an independent lifestyle.

Implementing Strategy

- 6.3.1 Continue to participate in the Santa Barbara County Long Term Care Planning Council to develop coordination strategies for addressing the housing needs of seniors on a countywide basis.

**IX. SANTA BARBARA'S FIVE YEAR
HOUSING PROGRAM
(1986 - 1991)**

IX. SANTA BARBARA'S FIVE YEAR HOUSING PROGRAM

The Five Year Schedule of Santa Barbara's Housing Program is designed to provide general direction to the City in carrying out its housing program. The Schedule outlines the City's implementing strategies and shows what agency will be responsible for implementation, the estimated timeline for completion, a budget estimate, quantifiable goal (where feasible) and potential funding source. The Schedule is intended to be flexible, whereby priorities can be changed or re-ordered as circumstances require.

The program as currently outlined assumes that no major financial, economic, political or other major development constraint will occur. It is assumed that funding resources (federal, state and local) will continue to be available and that current workload allocation/levels of service will continue to be set and budgeted annually by the City. This also assumes that staff will have the time and resources to pursue the Five Year Plan. The third assumption is that developers will continue to be interested in pursuing innovative housing programs in Santa Barbara. Another major assumption is that water sources will continue to be available so that developers can pursue housing projects. Presently, the City is making a concerted effort to conserve water in the short-term to forestall the implementation of a City Ordinance to allocate remaining water supplies on a priority basis. This Development Allocation System (DAS) would be in effect until a new long-term dependable supply of water can be implemented. The final assumption is that there will be an adequate density reserve available to accommodate future "bonus density" housing projects.

SANTA BARBARA'S FIVE YEAR HOUSING PROGRAM

STRATEGY	DESCRIPTION (condensed)	YEAR	AGENCY	TIME	BUDGET ESTIMATE	GOAL	POTENTIAL FUND.SOURCE
<u>A. HOUSING OPPORTUNITY</u>							
1.1.1	Use CDBG funds for a public outreach campaign publicizing equal opportunity provisions and remedies.	Ongoing	HRD		\$2,000/yr.	Educate population	CDBG/General Fund
1.1.2	Pursue enforcement against discrimination in housing.	Ongoing	HRD/ CA			Enforce anti-discrimination	General Fund
1.1.3	City adopt ordinance with civil penalties or other remedies in addition to Unruh Act.	Completed					
1.1.4	Identify budget sources for programs to promote equal opportunity.	Ongoing	HRD			Secure stable funding source	CDBG/General Fund
1.1.5	Continue to monitor eviction rates through Notice to Quit.	Ongoing	HRD			Monitor evictions	CDBG/General Fund
1.2.1	Develop guidelines for builders which explain state laws relative to handicap accessible units.	FY86-87	LUC	3 mo.	\$2,000	Publish Guidelines	General Fund

STRATEGY	DESCRIPTION	YEAR	AGENCY	TIME	BUDGET ESTIMATE	GOAL	POTENTIAL FUND.SOURCE
1.2.2	Remove barriers in homes through Home Rehab Loan Program publicize the availability of State tax deductions for rehabilitating property.	Ongoing	HRD			Remove barriers & publicize tax benefits	CDBG
1.2.3	Implement policies which give incentives for handicap accessible units to be included in projects.	FY89-90	LUC/ PD	10 mo.		Create incentives	General Fund
1.3.1	Provide funding for and encourage home-sharing for the elderly, handicapped or other special need households.	Ongoing	HRD		\$30,000/yr.	100hh/yr.	Revenue sharing/CDBG/ General Fund
1.3.2	Expand home sharing programs to match various special-need households.	Ongoing	HRD		\$25,000/yr.	1 group home/year	CDBG/RDA/ General Fund
1.3.3	Continue working with the County to address the special housing needs of farmworkers.	Ongoing	HRD			Identify funding source & identify a housing site	
1.3.4	Assist development of congregate housing opportunities for elderly and physically and mentally handicapped.	Ongoing	HRD			1 Facility/year (10hh)	CDBG/RDA/ General Fund/ State/Federal

STRATEGY	DESCRIPTION	YEAR	AGENCY	TIME	BUDGET ESTIMATE	GOAL	POTENTIAL FUND. SOURCE
1.3.5	Investigate funding and sponsors for emergency housing/shelter.	Ongoing	HRD, City Admin.			Expand services	Revenue Sharing
1.3.6	Assist development of first time home ownership opportunities for families with incomes up to 150% of median.	Ongoing	HRD			50 hh/yr.	Mortgage Revenue Bonds/RDA
1.3.7	Work with the County to provide temporary shelter for run-away/abused youth.	Ongoing	HRD			Expand services, create new shelters	
1.3.8	Assist development of housing opportunities for low and moderate income single parent households.	Ongoing	HRD			Assist 10hh/ year	Mortgage Revenue RDA/State
1.3.9	Develop design guidelines for builders which outline site planning and building designs for seniors.	FY86-87	HRD/ PD	6 mo.	\$2,000	Publish Guidelines	General Fund
1.3.10	Develop a public information program to inform special need households of community programs.	Ongoing	HRD			Disseminate info. to special need households	
1.3.11	Assist Single Room Occupancy (SRO) projects in obtaining state funding. Pursue financing through the Redevelopment Agency in the Redevelopment area.	Ongoing	HRD			10 units/yr.	State/CDBG/ RDA

STRATEGY	DESCRIPTION	YEAR	AGENCY	TIME	BUDGET ESTIMATE	GOAL	POTENTIAL FUND.SOURCE
1.3.12	Review and consider the findings and recommendations of the "Senior Housing Study".	Ongoing	HRD				
1.3.13	Establish task force to develop incentives for family housing.	FY86-87	HRD/ PD	6 mo.		Dev. incentives for creating family housing	General Fund
1.4.1	Assist sponsors in developing congregate housing facilities for low to moderate income elderly.	Ongoing	HRD			10 units/yr.	CDBG/General Fund/State/RDA/Federal
1.5.1	Continue to provide assistance to developers of affordable housing opportunities for low to moderate income elderly.	Ongoing	HRD			20 units/yr.	CDBG/General Fund/State/Federal
B. HOUSING DEMAND							
2.1.1	Revise Ordinance 4140 to address housing impacts. Establish guidelines for mitigation of housing impacts.	FY86-87	PD	6-8 mo.		Address housing impacts from new development	
2.1.1(a)	Develop a "housing mitigation program" for housing impacts attributed to new development.	FY86-87	PD	6-8 mo.		Develop a Mitigation Program	
2.1.1(b)	Develop employee generating formulas specifically designed for office, hotel & retail development.	FY86-87	PD	6-8 mo.		Develop Guidelines for assessing impacts	

STRATEGY	DESCRIPTION	YEAR	AGENCY	TIME	BUDGET ESTIMATE	GOAL	POTENTIAL FUND.SOURCE
2.1.1(c)	Develop a definition of "significant impact upon City and South Coast housing stock".	FY86-87	PD	6-8 mo.		Develop Guide- lines for asses- ing impacts	
2.1.1(d)	All new affordable housing impacts attributed to new development reviewed under Ord. 4140 must be mitigated through the "housing mitigation program".	Ongoing	PD			Mitiate hous- ing impacts from new development	
2.1.2	Create a mixed use zoning package and amend GP to encourage mixed use. Pursue rezoning of appropriate City areas for mixed uses.	FY86-87	PD	6 mo.		Encourage Mixed-Use developments	
<u>C. HOUSING AND NEIGHBORHOOD PRESERVATION</u>							
3.1.1	Implement Housing and Commercial Assessment Study including: a. Amend GP to discuss transition areas. b. Enact zone changes to preserve residential in primarily residential areas. c. Areas designated mixed use in HCA to be studied for rezone to residential. d. Study areas outside of HCA that are not zoned residential but have significant existing residential uses.	FY87-88	PD	1 year		Protect and preserve res- idential uses and promote consistency between zoning and the General Plan	

STRATEGY	DESCRIPTION	YEAR	AGENCY	TIME	BUDGET ESTIMATE	GOAL	POTENTIAL FUND.SOURCE
3.1.2.	Rezone west Downtown & Lower W. neighborhood from R-4 to R-3.	FY88-89	PD			Protect & promote res-idential uses	
3.1.3	Change existing policy to allow repair, & rehab of existing housing in M-1 zone.	FY86-87	Admin.			Change policy & develop environmental criteria	
3.1.4	Modification of lot area on lots smaller than 6,000 sq.ft. shall not be permitted.	Ongoing	PD				
3.2.1	Establish low interest rehab loan programs for public and private non-profit housing sponsors.	Ongoing	HRD			10 units/year	CDBG/RDA HUD 312/State
3.2.2	Investigate rehab loan programs for rehab of mobile home park infrastructure.	FY87-88	HRD			Identify loan source	
3.2.3	Publicize use of tax code depreciation for landlords who rehab low income rental housing.	Ongoing	HRD		\$2,000 rehab	Encourage	CDBG
3.2.4	Pursue additional dollar sources (tax exempt revenue bonds & rehab funds for housing rehab programs.	Ongoing	HRD			Secure loan sources	

STRATEGY	DESCRIPTION	YEAR	AGENCY	TIME	BUDGET ESTIMATE	GOAL	POTENTIAL FUND.SOURCE
3.2.5	Conduct a housing conditions survey as needed.	As needed	HRD		\$10,000	Establish assistance need	CDBG
3.2.6	Pursue financing from the State Deferred Rehabilitation Loan Program.	Ongoing	HRD			5 units/year	State Deferred Rehab Loan program
3.2.7	Offer rehabilitation loans to owners of "illegal units" that can be "legalized" and that would be affordable according to City criteria.	Ongoing	HRD			5 units/year	CDBG/RDA/State/HUD 312
3.2.8	Offer rehabilitation loans for first time home buyers w/ incomes up to 150% of median to renovate existing housing in target areas of the City.	Ongoing	HRD			5 units/year	RDA/Mortgage Credit Certificates
3.2.9	Provide financing to preserve existing affordable senior board and care facilities.	Ongoing	HRD			1 facility/year (6 beds)	CDBG/RDA
3.3.1	Implement state law which prohibits tax deductions by landlords for expenses to substandard housing. Authorize DLUC to notify Tax Board regarding substandard property.	Ongoing	LUC				
3.4.1	Develop demo review Ordinance.	FY86-87	PD	9 mo.		Protect existing affordable housing opportunities	

STRATEGY	DESCRIPTION	YEAR	AGENCY	TIME	BUDGET ESTIMATE	GOAL	POTENTIAL FUND.SOURCE
3.4.2	Monitor and report annually in the "Development Activity Report," the number of dwelling units which are being demolished & not replaced in projects reviewed by the P/C.	Ongoing	PD			Monitor loss of residential units	
3.5.1	Review federal, state, county and city relocation plans for coordination and ample resources.	Ongoing	HRD				CDBG/ RDA
3.6.1	Complete architectural and historic resources survey for entire city.	As grant monies are avail.	PD	12-18 mo.		Preserve neighborhoods	
3.6.2	Use completed survey as resource to determine possible Landmark or Structure of Merit designations to evaluate small residential areas for Landmark Districts & in the planning review process.	Ongoing	PD			Preserve neighborhoods	
3.7.1	Continue CDBG neighborhood centers, sidewalk and street light repairs, and neighborhood cleanup.	Ongoing	HRD		\$20,000/yr	Conserve neighborhoods/ provide needed facilities & svcs.	CDBG/ General Fund
3.7.2	Construct westside storm drain.	FY90-91	HRD/PW	\$1.6 Million		Conserve neighborhoods/eliminate flooding	CDBG/State Federal/Flood Tax Assessment District
3.7.3	Complete west downtown revitalization plan.	Completed					

STRATEGY	DESCRIPTION	YEAR	AGENCY	TIME	BUDGET ESTIMATE	GOAL	POTENTIAL FUND.SOURCE
3.8.1	Projects will be reviewed by ABR, Planning Commission & Landmarks Committee, where applicable, in accordance with Strategy 2.1.1.	Ongoing	PD			Assure neighborhood compatibility	
3.9.1	Identify through a Housing Conditions Survey, neighborhoods that have the highest number and concentration of units in need of rehabilitation.	As needed	HRD		\$10,000		CDBG
3.9.2	Continue to assess senior housing needs by following the guidelines developed by the U.S. Conference of Mayors, <u>Assessing Elderly Housing</u> .	Ongoing	HRD			Update data base and resource inventory	
3.9.3	The City will increase it's outreach efforts to encourage senior homeowners & apartment owners renting to seniors, to participate in the City's Housing Rehabilitation Loan Program.	Ongoing	HRD			Encourage use of Rehab Loan Program for senior units	CDBG
3.10.1	Design and offer a special housing rehabilitation loan targeted to board & care homes.	FY86-87	HRD	6 mo.		Encourage rehab of board & care homes	CDBG/RDA HUD 312/ State
<u>D. AFFORDABILITY OF EXISTING HOUSING</u>							
4.1.1	Support limited and non-equity co-op conversion projects through Innovative Grant and Cooperative Down Payment Loan.	FY86-87	HRD			10 units	HUD

STRATEGY	DESCRIPTION	YEAR	AGENCY	TIME	BUDGET ESTIMATE	GOAL	POTENTIAL FUND. SOURCE
4.1.2	Identify and support projects in applying for State funding for tenant purchase of mobile home parks.	Ongoing	HRD			Fund 1 project	State/ CDBG/RDA
4.1.3	Support real estate lending programs of local financial institutions.	Ongoing	HRD				
4.1.4	Develop a mortgage lending program by pursuing a down payment and interest subsidy loan fund for moderate income first-time home buyers.	FY86-87	HRD	1 year			Private
4.1.5	Support local participation in the State's New Homeowner-ship Assistance Program to assist renters to purchase homes.	Ongoing	HRD			10hh/ year	State
4.1.6	Investigate use of pension funds from major employers in S.B. as mortgage capital.	Ongoing	HRD			Provide affordable homeowner opp.	Pension funds
4.1.7	Solicit proposals from private sponsors of low and moderate income projects and assist in implementation.	Ongoing	HRD			50 units/ year	
4.2.1	Prepare annual report to P/C as a follow-up to approved condo conversions to document previous rental ranges, selling prices, number of tenants that become owners.	FY89-90	PD	4 mo.		Monitor the impacts of conversions	

STRATEGY	DESCRIPTION	YEAR	AGENCY	TIME	BUDGET ESTIMATE	GOAL	POTENTIAL FUND.SOURCE
4.2.2	Amend condo conversion ordinance to require owner occupancy by purchases of converted units.	FY89-90	PD	4 mo.		Encourage affordable housing opportunities	
4.2.3	Amend condo conversion ordinance to exempt projects of 75% or greater for low and moderate income buyers from the point system.	FY86-87	HRD	4 mo.		Encourage affordable condominiums	
4.3.1	Update the City's Rental Housing Database & Rental Study prior to the next Housing Element Update.	FY90-91	PD	6 mo.		Monitor rental info./provide a data base	
4.3.2	Assist Housing Authority to publish pamphlet encouraging Section 8 rentals.	FY86-87	HRD		\$1,000	Increase Section 8	CDBG
4.4.1	Initiate a study of the feasibility and impact of developing a mechanism to generate revenue for subsidizing housing.	FY86-87	HRD/PD				
4.5.1	Include an analysis of energy conservation and solar energy potential on all City financed home rehabilitation projects.	Initiate FY86-87, then ongoing	Admin/HRD			Reduce energy consumption & living costs	

STRATEGY	DESCRIPTION	YEAR	AGENCY	TIME	BUDGET ESTIMATE	GOAL	POTENTIAL FUND.SOURCE
4.5.2	Pursue all feasible opportunities to encourage energy conservation and solar retrofit in the City's existing housing stock.	Ongoing	Admin/ HRD			Develop educational material/ establish standards for rehab projects	
4.5.3	Implement a solar access ordinance for protection of solar rights in residential zones.	FY-86-87	Admin.	6 mo.			
4.6.1	Work with private financial institutions and insurance companies to design an educational program to promote senior participation in financial mechanisms such as reverse annuity mortgages, the Fouratt Plan, etc.	FY88-89	HRD			Promote financial mechanisms to assist seniors	
E.	<u>NEW CONSTRUCTION</u>						
5.1.1	Participate with private developers in statewide competition to produce affordable housing.	When avail.	HRD			Encourage affordable housing opportunities	State
5.1.2	Use revolving housing fund to assist private development affordable housing.	Ongoing	HRD		20% of tax increment	60 units/year	RDA
5.1.3	Use CDBG dollars to pay for site improvements in order to develop affordable housing.	Ongoing	HRD		\$50,000	10 units/year	CDBG

STRATEGY	DESCRIPTION	YEAR	AGENCY	TIME	BUDGET ESTIMATE	GOAL	POTENTIAL FUND.SOURCE
5.1.4	Develop on-going monitoring of density reserve. Present annual report to City Council and P/C.	Ongoing	PD				
5.1.5	Allocate density reserve in entirety to affordable housing.	Ongoing	PD				
5.1.6	Develop and adopt a bonus incentive program for developers of affordable housing projects.	FY86-87	HRD/ PD	6 mo.		Encourage new affordable housing	
5.1.7	Adopt guidelines for site planning criteria for bonus density affordable housing projects.	FY86-87	HRD/ PD	6 mo.		Encourage new affordable housing	
5.1.8	Identify & support non-profit developers in applying for CHAS funding from the State.	Ongoing	HRD			10 units/ year	State
5.1.9	Develop design standards for factory-built and mobile homes, for ABR, to facilitate affordable as well as compatible designs.	FY90-91	PD/ HRD			Encourage new affordable housing	
5.1.10	Develop In-fill Housing program with financial and management incentives to encourage use of small parcels.	Ongoing	HRD			20 units/ year	CDBG/RDA HUD 312/ State

STRATEGY	DESCRIPTION	YEAR	AGENCY	TIME	BUDGET ESTIMATE	GOAL	POTENTIAL FUND.SOURCE
5.1.11	The Development Allocation System and any future amendments to the system shall give priority to affordable housing.	Ongoing	PD			Encourage new affordable housing	
5.1.12	Per 65590 new developments in coastal zone shall include affordable housing.	Ongoing	PD			Encourage new affordable housing	
5.1.13	Establish procedures for early occupancy of affordable "sweat equity" projects.	Completed					
5.2.1	Identify possible sites for use of tax-exempt mortgage revenue bond proceeds to build affordable housing. If feasible, acquire sites.	FY87-88	HRD	3 yrs.	\$10 Million	50 units/year	Tax exempt financing
5.2.2	Participate in the state's Rental Housing Construction Program for new mixed income rental housing.	Ongoing as avail.	HRD			10 units/year	State
5.2.3	Inventory all publicly owned land and pursue acquisition for potential use as affordable housing. Pursue relocation of the National Guard & Army Reserve to obtain land for housing.	FY86-87	HRD	5 yrs.	unknown	Obtain additional lands for affordable housing	Unknown

STRATEGY	DESCRIPTION	YEAR	AGENCY	TIME	BUDGET ESTIMATE	GOAL	POTENTIAL FUND. SOURCE
5.2.4	Seek voluntary offers to record an agreement offering the City first right of refusal to buy land owned by non-profit organizations or public utilities.	Ongoing	HRD				
5.2.5	Require non-profit organizations that receive funding from the City to record an agreement offering the City first right of refusal to buy land.	Ongoing	HRD				
5.2.6	Survey adjacent vacant or underdeveloped County lands for possible annexation to the City for new affordable housing projects.	FY88/89	HRD/ PD	1 mo.		Identify sites for new affordable housing projects	
5.2.7	Consider zoning ordinance changes to promote affordable housing including: ° revise duplex unit size restriction. ° revise parking standards in the R-2 zone to be based on the number of bedrooms.	FY86-87	PD	8 mo.			
5.2.8	Consider creation of Mortgage Credit Certificate Program.	FY86-87	HRD	3 yrs.	\$40,000/ year	50 hh/ year	Federal Income Tax
5.3.1	Utilize MEA in Environmental Review to speed process.	Ongoing	PD				

STRATEGY	DESCRIPTION	YEAR	AGENCY	TIME	BUDGET ESTIMATE	GOAL	POTENTIAL FUND.SOURCE
5.3.2	Evaluate current development review system to improve inter-departmental coordination and streamlining of review.	Ongoing	PD	2 yrs.			
5.3.3	Expedite review process for affordable housing developments.	Ongoing	PD/ HRD				
5.3.4	Develop criteria for determining affordability of housing projects. Consider allowing inconsistencies with existing development standards to achieve affordable projects.	Ongoing	HRD				
5.3.5	Develop a pre-application review process for affordable housing projects.	FY86-87	HRD/ PD	6 mo.		Expedite review process for affordable housing	
5.3.6	Give priority to affordable housing projects on Committee/Commission agendas.	FY86-87	Admin/ PD			Expedite review process for affordable housing	
5.3.7	Give priority to affordable housing projects in plan check.	FY86-87	Admin/ LUC			Expedite permit proc. for afford. housing	
5.4.1	Require new development to incorporate water saving devices.	FY86-87	PW	6 mo.		Decrease water demand	
5.4.2	Encourage innovative water Conservation techniques.	FY86-87	PW	6 mo.		Decrease water demand	

STRATEGY	DESCRIPTION	YEAR	AGENCY	TIME	BUDGET ESTIMATE	GOAL	POTENTIAL FUND. SOURCE
5.4.3	Institute a public information program to reduce water demand by installing water saving devices.	FY86-87	PW	6 mo.		Decrease water demand	
5.5.1	Provide information to developers and property owners regarding energy conservation and solar energy design features.	Ongoing	Admin.			Promote energy conservation	
5.5.2	Publish and distribute the City's revised Solar Design Guidelines.	FY86-87	Admin.	6 mo.		Promote energy conservation	
5.5.3	Establish procedure for reviewing new residential developments for energy conscious site design.	FY86-87 & FY87-88	Admin.	2 yrs.		Promote energy conservation	
5.5.4	Develop guidelines for encouraging and implementing resource recovery systems in new development.	FY86-87 & FY87-88	Admin.	2 yrs.		Promote energy conservation	
5.6.1	Identify senior housing needs by following the U.S. Conference of Mayors, <u>Assessing Elderly Housing Guidelines</u> .	Ongoing	HRD				
5.6.2	Amend the Senior Housing Overlay (SHO) zoning ordinance to allow for-profit developers to utilize this zoning designation.	Completed					

STRATEGY	DESCRIPTION	YEAR	AGENCY	TIME	BUDGET ESTIMATE	GOAL	POTENTIAL FUND.SOURCE
5.7.1	Continue to provide the reduced parking requirement for senior housing projects in combination with bonus densities to encourage the development of small apartment projects in the R-3 and R-4 zones.	Ongoing	PD			4 projects/ 30 units per year	
<hr/>							
I.	REGIONAL COORDINATION						
6.1.1	Adopt resolution acknowledging the effect on housing of commercial growth policies, annexation and public resources within the region.	FY86-87	PD			Regional coordination	
6.1.2	Encourage the county and South Coast cities to consider growth management and affordable housing policies.	Ongoing	PD			Regional coordination	
6.1.3	Adopt a resolution recognizing regional housing needs and committing to work with public and private sectors to provide solutions.	FY86-87	CA/ PD	3 mo.		Regional coordination	
6.1.4	City and County meet to discuss special needs of farmworkers and develop recommendations.	FY87-88	HRD			Regional coordination	

STRATEGY	DESCRIPTION	YEAR	AGENCY	TIME	BUDGET ESTIMATE	GOAL	POTENTIAL FUND.SOURCE
6.1.5	Work with the County to develop uniform and congruent affordability criteria.	FY86-87	HRD	1 year		Regional coord. for consistent criteria & standard referral procedures	
6.2.1	Request APC to prepare annual report on meeting fair share of Housing Allocation Plan.	Ongoing	PD			Regional coordination	
6.2.2	Explore the feasibility to use the City and County's Housing Authority's ability to issue tax exempt bonds for public housing projects.	FY86-87	HRD	1 year		Regional coordination	
6.2.3	Develop joint city/county applications for federal and state housing assistance.	as avail.	HRD			Regional coordination	
6.2.4	Continue discussions with county about the creation of a South Coast Housing Finance Agency.	FY87-88	HRD			Regional coordination	
6.2.5	Cooperate with the County on issuance of tax exempt bonds to provide financing for first time home buyers.	Ongoing	HRD			20 units/ year Regional coordination	
6.3.1	Continue to participate in the Santa Barbara County Long Term Care Planning Council.	Ongoing	HRD			Regional coordination	

APPENDICES

X. APPENDICES

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PROGRESS REPORT

POLICIES AND STRATEGIES (condensed wording)

HOUSING ELEMENT POLICY REVIEW

PROGRESS

A. HOUSING OPPORTUNITY

POLICY 1.1.0	The City shall promote equal opportunity in housing.		
1.1.1	Use CDBG funds for a media campaign publicizing equal opportunity provisions and remedies under state and federal law.	83-84-Publicize Laws	CDBG funds were used for radio and TV commercials, as well as for the printing of a fair housing law pamphlet.
1.1.2	Pursue enforcement against discrimination in housing, emphasize families with children in rental housing.	Ongoing	The Fair Housing Enforcement Program was established with a staff of one full-time Fair Housing Officer.
1.1.3	City adopt ordinance with civil penalties or other remedies in addition to Unruh Act.	82-83 Establish Penalties	<ul style="list-style-type: none"> •An anti-discrimination ordinance was adopted that provides for civil and criminal penalties, as well as injunctive relief. The City is currently pursuing an amendment to the ordinance which would prohibit arbitrary occupancy standards and would make occupancy standards inapplicable to children. •Through the Notice to Quit program, information is collected regarding evictions. •Ordinances were adopted to restrict conversions of mobile home parks to other uses and to stabilize rents in mobile home parks.
POLICY 1.2.0	Encourage handicap accessibility in new and rehabilitated housing.		
1.2.1	Develop guidelines for builders to design units accesible to handicapped, make guidelines available.	82-83 Develop	<ul style="list-style-type: none"> •Building codes currently have some requirements for providing accessible units. State law will require apartment projects (larger than 4 units) to provide accessible units. •The State has developed a guideline booklet which is available to builders upon request.

PROGRESS REPORT

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<u>POLICIES AND STRATEGIES (condensed wording)</u>		<u>HOUSING ELEMENT POLICY REVIEW</u>	<u>PROGRESS</u>
1.2.2	Remove barriers in homes through Home Rehab Loan Program, publicize the availability of State tax deductions for rehabilitating property for handicapped access.	82-83-Publicize tax credit Ongoing	Loans have been provided for handicapped and elderly aids such as grab-bars and garage openers. The elderly and handicapped are given priority for Rehab loans.
1.2.3	Implement policies which give incentives for handicap accessible units to be included in projects.	82-83 Develop	Financing incentives such as additional subsidized financing are available.
POLICY 1.3.0	Encourage housing opportunities for households with special needs.		
1.3.1	Coordinate a non-profit share-a-home program for elderly and handicapped (CDBG program and revenue sharing)	81-82-Assist 90 HH 83-84-Assist 150 HH Total: 240 HH	<p>•The CDBG program has funded share-a-home for five years. The program attempts to match elderly and handicapped persons in shared housing situations.</p> <p>81-82 106HH 82-83 95HH 83-84 123HH 84-85 115HH</p>
1.3.2	Continue and expand the share-a-home program to match other household types.	83-84 Assist 150 HH	The program has been expanded to match non-seniors and seniors as well as single parent families.
1.3.3	Apply for or support an application for a farmworker housing grant.	83-84-Assist 20 HH 84-85-Assist 20 HH 85-86-Assist 20 HH Total: 60 HH	The City and County worked together to develop an application, however the State discouraged the City from applying.
1.3.4	Assist development of congregate housing opportunities for physically and mentally handicapped.	84-85-Assist 10 HH	CDBG program assisted in the development of congregate housing by providing low interest deferred loans to handicapped service agencies. 8 households assisted in 84-85, 50 persons assisted in 1985.

POLICIES AND STRATEGIES (condensed wording)

HOUSING ELEMENT POLICY REVIEW

PROGRESS

1.3.5	Investigate funding and sponsors for emergency housing/shelter.	85-86 - Study 18 months	<ul style="list-style-type: none"> •The CDBG and Revenue Sharing programs have funded Catholic Social Services, Single Parent Alliance, and Shelter Services for Women which provide emergency housing/shelter. •The City is in the process of negotiating a lease with the Santa Barbara Rescue Mission to provide a site on City land for a new facility. •Rent has been provided for a shelter facility run by the Interfaith Task Force. •The City supported an application to the State for funding of an emergency shelter. •Revenue Sharing provided funding to Afro American Community Services for emergency assistance.
<hr/>			
B. HOUSING DEMAND			
<hr/>			
POLICY 2.1.0	New development generating new employees from outside the South Coast Area will be in balance with available housing resources at prices affordable to new employees.		
<hr/>			
2.1.1	City adopt an ordinance assessing new non-residential developments over 10,000 sq.ft. impact on South Coast housing.	81-82 Adopt Ordinance	An ordinance was adopted which requires development plan approval for buildings over 10,000 sq. ft. or for projects with an EIR. Under this review, a project shall be denied if it will have a significant adverse impact upon City and South Coast housing stock, as well as an impact on sound community planning. Employee generation is monitored for each project that is reviewed. The threshold for a significant impact on the housing stock has evolved to be 10 new households generated from outside the South Coast.
<hr/>			
2.1.2	Create a mixed use zoning package and amend GP to encourage mixed use.	82-83 Conserve 600-1000 HH	A consultant is now preparing a study of mixed use zoning options and of the transition neighborhoods.

PROGRESS REPORT

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POLICIES AND STRATEGIES (condensed wording)

HOUSING ELEMENT POLICY REVIEW

PROGRESS

C. HOUSING AND NEIGHBORHOOD PRESERVATION

POLICY 3.1.0 The City shall preserve the existing housing stock, including areas of commercial transition.

3.1.1 Implement Housing and Commercial Assessment Study including: 82-83 Conserve
2,500 HH

- a. Amend GP to discuss transition areas.
- b. Amend GP to encourage commercial condos.
- c. Enact zone changes to preserve residential in primarily residential areas. Areas developed commercially should remain commercial.
- d. Areas designated mixed use in HCA to be studied for rezone to residential to protect existing housing.
- e. Study areas outside of HCA that are not zoned residential but have significant existing residential uses.

- a. The General Plan was amended to discuss the transition area along West Carrillo Street.
- c. Zone changes to residential were accomplished in the St. Francis Hospital, Cottage Hospital and lower De La Vina neighborhoods. Approximately 200-300 residential units were saved.
- d. Mixed Use Study is currently in progress.

POLICY 3.2.0 The City shall expand its housing rehabilitation programs.

3.2.1 Establish low interest rehabilitation loan programs for public and private non-profit housing sponsors.

81-82 -	72 HH		#Loans	#HH Assisted
84-85 - Assist	20 HH	80-81	24	29
Total	92 HH	81-82	51	72
		82-83	39	58
		83-84	34	56
		84-85	25	34
			<u>173</u>	<u>249HH</u>

3.2.2 Look into mobile home rehabilitation programs.

81-82 - Develop program Studies were made in 1981 and 1985.
85-86 - Assist 10 HH

POLICIES AND STRATEGIES (condensed wording)

HOUSING ELEMENT POLICY REVIEW

PROGRESS

3.2.3	Publicize and encourage use of tax code depreciation provisions for landlords who rehabilitate low income rental housing.	82-83 - Publicize 84-85 - Expand program	Information is made available through loan programs.
3.2.4	Pursue additional dollar sources (i.e. tax exempt revenue bonds and rehabilitation funds) for housing rehabilitation programs.	81-82 - 15- 20 HH 82-83 - 40- 60 HH 83-84 - 15- 20 HH 84-85 - 15- 20 HH 85-86 - 15- 20 HH Total 100-140 HH	<ul style="list-style-type: none"> •Pursued as part of research and structuring of the Redevelopment Agency's Multi-family Rental Housing Financing Program. No projects have been approved at this time. The City has also solicited projects for the CHF Agency's program but there were no qualified respondents. •1 project with 4 units was assisted through a similar program.
3.2.5	Conduct a housing conditions survey in 1981-82.	82-83 - Establish needs	A Housing Conditions Study is currently under way and should be completed by mid-September 1985.
POLICY 3.3.0	Pursue strengthening of code enforcement/housing inspection programs.		
3.3.1	Implement state law which prohibits tax deductions by landlords for expenses to substandard housing. Authorize DLUC to notify Tax Board regarding substandard property.	82-83 - Pre-sale inspection program 20 HH 83-84 - Assist 20-40 buildings	The Division of Land Use Controls currently has authority to notify the Tax Board regarding substandard housing.
POLICY 3.4.0	Prohibit demolition of low and moderate income units unless: <ol style="list-style-type: none"> 1. In non-residential areas it is no longer feasible. 2. Adequate replacement of low and moderate units. 3. Adequate tenant compensation. 		Subdivisions and condominiums are reviewed for demolition or conversion of existing affordable rental units. On- or off-site replacement, as well as an in-lieu fee maybe required to offset housing losses due to new projects.

PROGRESS REPORT

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POLICIES AND STRATEGIES (condensed wording)

HOUSING ELEMENT POLICY REVIEW

PROGRESS

3.4.1	Develop demo review ordinance.	82-83 - Develop - 6 mos.	
POLICY 3.5.0	Public projects requiring relocation shall be reviewed and coordinated by the City. Affordable, decent housing shall be made available to displaced persons and fair compensation shall be provided.		
3.5.1	Review federal, state, county and city relocation plans for coordination and ample resources.	Ongoing	After review of plans, the City adopted a resolution to minimize displacement of persons as a result of CDBG-funded activities.
POLICY 3.6.0	Preserve architecturally and historically significant buildings.		
3.6.1	Complete architectural and historic resources survey for entire city.	83-84 - Complete survey	Phases I and II of the Architectural and Historic Resources Survey have been completed. The areas surveyed include the central portion of the City from Cabrillo Blvd. on the south to Constance Ave. on the north, and from Laguna St. on the east to U.S. 101 on the west.
3.6.2	Use completed survey as resource to determine possible Landmark or Structure of Merit designations to evaluate small residential areas for Landmark Districts and in the planning review process.	Ongoing	Survey data is used regularly by the Landmarks Committee and the Planning Commission during development review.
POLICY 3.7.0	Develop public improvements and facilities in neighborhoods requiring revitalization.		

POLICIES AND STRATEGIES (condensed wording)

HOUSING ELEMENT POLICY REVIEW

PROGRESS

3.7.1	Continue CDBG neighborhood centers, sidewalk and street light repairs, and neighborhood cleanup.	81-82 - 8 months	CDBG has continued to fund neighborhood centers. The Lower Westside Center was relocated to a larger facility. Neighborhood revitalization projects have been funded including street lights, creek improvements, curb and gutter, handicap curbscuts and a noise barrier.
3.7.2	Construct lower westside and westside storm drain.	81-82 - under construction	The lower westside storm drain was installed with CDBG and City funds. The westside storm drain study has been completed.
3.7.3	Complete west downtown revitalization plan.	81-82 - 8 months	The study has been completed.
POLICY 3.8.0	New development should be in scale with character of existing residential neighborhood. New development shall not overburden circulation or parking resources in residential neighborhoods, unless overriding findings are made.	Ongoing	The City adopted an ordinance to require development plan approval for buildings over 10,000 sq. ft. or for projects with an EIR. Under this ordinance, a project shall be denied if it will have a significant adverse impact upon the neighborhood's aesthetics/character related to building size, bulk or scale, and if the project is inconsistent with sound community planning.
3.8.1	Projects will be reviewed by ABR, Planning Commission and Landmarks Committee, where applicable, in accordance with Strategy 2.1.1	Ongoing	ABR and Landmarks guidelines provide that projects are reviewed for neighborhood compatibility. With the adoption of Ordinance 4140 (see 3.8.0 above) the Planning Commission also reviews projects for neighborhood compatibility.

D. AFFORDABILITY OF EXISTING HOUSING

POLICY 4.1.0	Encourage home ownership for first time owners and low and moderate income households.
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PROGRESS REPORT

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POLICIES AND STRATEGIES (condensed wording)

HOUSING ELEMENT POLICY REVIEW

PROGRESS

4.1.1	Support limited and non-equity co-op conversion projects through Innovative Grant and Cooperative Down Payment Loan.	81-82 - 13 HH 82-83 - 10-20 HH 83-84 - 10-20 HH 84-85 - 10-20 HH 85-86 - 10-20 HH Total 53-93 HH	The City as assisted with two affordable co-op conversion projects with a total of 33 units. There has been a resistance by lenders to finance co-ops.
4.1.2	Conduct a study on potential adverse impacts of speculative activity in the housing market.	83-84 - Study	The Rental Study prepared for the Rental Housing Task Force reported on turnover rates of rental properties, categorized by neighborhood.
4.1.3	Support real estate lending programs of local financial institutions.	81-82 - 12 months	
4.1.4	Develop a mortgage lending program by pursuing a down payment and interest subsidy loan fund for moderate income first-time home buyers.	82-83 - 80-120 HH 83-84 - 20- 40 HH Total 100-160 HH	Though this is not a formalized program, this type of assistance was given to three projects (11 units) by the Redevelopment Agency providing secondary funding.
4.1.5	Apply for participation in the state New Homeownership Assistance Program to assist renters to purchase homes.	82-83 - 20-30 HH	The City has supported Community Housing Corp. and Homes For People in applying for grants.
4.1.6	Investigate use of pension funds from major employers in S.B. as mortgage capital.	83-84 - Study	
4.1.7	Solicit proposals from private sponsors of low and moderate income projects and assist in implementation.	81-82 - Assist 14 HH	The City received proposals and assisted 2 units.

POLICIES AND STRATEGIES (condensed wording)

HOUSING ELEMENT POLICY REVIEW

PROGRESS

POLICY 4.2.0	Within condo conversion ordinance ensure ownership opportunities for all income levels while maintaining a supply of low and moderate income rentals.		
4.2.1	Prepare annual report to P.C. as a follow-up to approved condo conversions to document previous rental ranges, selling prices, number of tenants that become owners.	84-85 - Prepare report	
4.2.2	Amend condo conversion ordinance to require owner occupancy by purchases of converted units.	82-83 - Amend ordinance	
4.2.3	Amend condo conversion ordinance to exempt projects of 75% or greater for low and moderate income buyers from the point system for maximum number of conversions per year.	82-83 - Amend ordinance	Limited equity stock cooperatives have been exempted from the point system.
POLICY 4.3.0	Encourage availability of rental housing at competitive rates.		
4.3.1	Establish a task force of tenants and landlords to study issues of rents and make recommendations to Council.	83-84 - Study - 18 mos.	The Rental Housing Task Force met for 2½ years to prepare a rental study. This study included a tenant survey and a computerized data base containing information on the City's rental housing stock.
POLICY 4.4.0	Generate revenue for subsidizing housing, use a broad base without being regressive.		
4.4.1	Initiate a study of the feasibility and impact of such a mechanism.	82-83 - Do Study	

PROGRESS REPORT

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POLICIES AND STRATEGIES (condensed wording)

HOUSING ELEMENT POLICY REVIEW

PROGRESS

E.

NEW CONSTRUCTION

POLICY 5.1.0	Encourage construction of new affordable housing for renters and owners.		
5.1.1	Participate with private developers in statewide competition to produce affordable housing.	81-82 - Completed	The City supported the application of Homes For People. An award was received.
5.1.2	Use revolving housing fund to assist private development affordable housing.	81-82 - Assist 4 sites 82-83 - Assist 2- 4 sites 83-84 - Assist 2- 4 sites 84-85 - Assist 2- 4 sites 85-86 - Assist 2- 4 sites Total 12-20 sites	The Redevelopment Agency has assisted private developers with eight projects/sites, including 109 units and has assisted the Housing Authority with six projects/sites and 115 units.
5.1.3	Use CDBG dollars to pay for site improvements in order to develop affordable housing.	82-83 - 15-20 HH 83-84 - 15-20 HH 84-85 - 15-20 HH 85-86 - 15-20 HH Total 60-80 HH	Nine projects have received CDBG funds for site improvements (112 units in the nine projects).
5.1.4	Develop on-going monitoring of density reserve. Present annual report to City Council and P.C.	81-82 - Develop and present report	The Development Activity Report (Planning Activity Report, in past years) has been developed and has been presented to the Council each year since 1981.
5.1.5	Allocate density reserve in entirety to affordable housing.	82 -- 78 units removed 83 -- 22 units removed 84 -- 190 units removed Total 290 units	1980-1984: 114 units from Density Reserve for affordable housing. Density Reserve has also been decreased by approximately 121 units due to annexations, variable density and construction of residential units in commercial zones. The Density Reserve currently contains approximately 1,421 units.

POLICIES AND STRATEGIES (condensed wording)

HOUSING ELEMENT POLICY REVIEW

PROGRESS

5.1.6	Develop guidelines for bonus incentives to private developers who construct at least 25% affordable housing in a project, pursuant to State law.	82-83 - Develop guidelines	Work sessions have been held with the Planning Commission and discussions have been held by the City Council. Research and development continue in this area.
5.1.7	Identify possible mandatory mobile home subdivision overlay areas.	82-83 - Identify areas	The City has adopted an ordinance to allow mobile homes in single-family residential zones except for the Landmarks Districts and the high fire hazard areas. Density is subject to the limitations of the zone.
5.1.8	Identify possible areas appropriate for mandatory cluster zoning.	82-83 - Identify areas	
5.1.9	Develop design standards for factory-built and mobile homes, for ABR, to facilitate affordable as well as compatible designs.	83-84 - Develop guidelines	Guidelines have been developed.
5.1.10	Develop In-fill Housing program with financial and management incentives to encourage use of small parcels.	82-83 - Assist 10 HH 83-84 - Assist 10 HH 84-85 - Assist 10 HH 85-86 - Assist 10 HH Total 40 HH	Rental Units: 35 projects 116 units Condominium: 41 projects 182 units
5.1.11	DAS shall give priority to affordable housing.	Ongoing	The DAS has been developed to give priority to projects which provide affordable housing.
5.1.12	Per 65590 new developments in coastal zone shall include affordable housing.	Ongoing	Under the Development Plan Approval application, all projects in the Coastal Zone are reviewed for consistency with the Coastal Act and the local LCP, including review for impacts to affordable housing.

PROGRESS REPORT

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POLICIES AND STRATEGIES (condensed wording)

HOUSING ELEMENT POLICY REVIEW

PROGRESS

POLICY 5.2.0	Seek all public and private assistance to produce new affordable housing.		
5.2.1	Identify possible sites for use of tax-exempt mortgage revenue bond proceeds to build affordable housing. If feasible, acquire sites.	82-83 - 40- 60 sites 83-84 - 20 sites 84-85 - 20 sites 85-86 - 20 sites Total 100-120 sites	<u>Rental:</u> Approved: 5 projects, 54 units In process: 8 projects, 139 units <u>Ownership:</u> Approved: 4 projects, 107 units
5.2.2	Participate in the state's Rental Housing Construction Program for new mixed income rental housing.		The City's request to participate in the program was not accepted by the State.
5.2.3	Inventory all publicly owned land and pursue acquisition for potential use as affordable housing.	Ongoing	The inventory was completed in 1981 and was updated in September 1985.
POLICY 5.3.0	Streamline development review permit processing to assist affordable housing developers.		
5.3.1	Utilize MEA in Environmental Review to speed process.	82-83 - Streamline environmental review	The MEA is used in the preparation of all Initial Studies and is also used to assist in determining if a Categorical Exemption can be issued. The MEA is scheduled to be updated.
5.3.2	Evaluate current development review system to improve interdepartmental coordination and streamlining of review.	81-82 - 18 Streamlining	Streamlining of the development review process is currently under way. Staff recommendations will be available in the fall, 1985.
5.3.3	Expedite review process for affordable housing developments.	82-83 - Develop streamline process	

POLICIES AND STRATEGIES (condensed wording)

HOUSING ELEMENT POLICY REVIEW

PROGRESS

5.3.4	Develop criteria for determining affordability of housing projects. Consider allowing inconsistencies with existing development standards to achieve affordable projects.	82-83 - Develop Criteria	Modification requests are considered on a case-by-case basis by either the Modification Hearing Officer or the Planning Commission. Modifications to density provisions, as well as site plan requirements such as setbacks and parking have been approved for affordable projects.
POLICY 5.4.0	Develop plans for implementation of water conservation regulations.		
5.4.1	Require new development to incorporate water saving devices.	82-83 - Develop standards (PW)	Ordinance 4221 was adopted which specifies plumbing standards to regulate water use within new structures. Typical conditions of approval imposed by the Planning Commission include requirements for drip irrigation and/or drought tolerant landscaping.
5.4.2	Encourage innovative water Conservation techniques.	82-83 - Develop standards (PW)	<ul style="list-style-type: none"> •The City prepared a study on seasonal water rate structures as a method of curbing water use during seasonal dry periods. •A major hotel/conference center at the beach was approved with a requirement to provide a small wastewater reclamation plant.
5.4.3	Institute a public information program to reduce water demand by installing water saving devices.	81-82 - 9 months	<ul style="list-style-type: none"> •The program was instituted and is emphasized during dry seasons and peak demand periods. Radio and TV commercials, as well as newspaper articles and elementary school education programs were used. •The City has prepared an Urban Water Conservation Plan which is now available in draft.
POLICY 5.5.0	Encourage energy conservation measures in new residential development.		

POLICIES AND STRATEGIES (condensed wording)

HOUSING ELEMENT POLICY REVIEW

PROGRESS

5.5.1	Participate with private developers in state-wide design and energy competition.	Ongoing	
5.5.2	Continue work of solar task force on the following projects: a. Distribute energy conservation information through media. b. Develop solar guidelines. c. Provide sun rights easements in new subdivisions. d. Adopt ordinance requiring solar heating for swimming pools. e. Consider ordinance requiring solar water heating on all new construction. f. Investigate a municipal solar utility district.	Ongoing	a. Ongoing b. Guidelines for architectural design of solar collectors as for residential site planning to optimize solar access have been adopted. c. Solar access ordinance was adopted which pertains to existing residential neighborhoods. Under study are methods for requiring solar access in new residential developments. d. Ordinance has been adopted. e. Studied but rejected. f. Program was implemented but did not attract any participants.
5.5.3	Encourage resource recovery systems in new developments.	Ongoing	
I.	<u>REGIONAL COORDINATION</u>		
POLICY 6.1.0	The City shall recognize and commit to solving regional housing problems.		
6.1.1	Adopt resolution acknowledging the effect on housing of commercial growth policies, annexation and public resources within the region.	82-83 - Adopt resolution	
6.1.2	Encourage the county and South Coast cities to consider growth management and affordable housing policies.	Ongoing	

PROGRESS REPORT

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POLICIES AND STRATEGIES (condensed wording)

HOUSING ELEMENT POLICY REVIEW

PROGRESS

6.1.3	Adopt a resolution recognizing regional housing needs and committing to work with public and private sectors to provide solutions.	82-83 - Adopt resolution	
6.1.4	City and County meet to discuss special needs of farmworkers and develop recommendations.	83-84 - Held meetings	
POLICY 6.2.0	Encourage operation of housing programs on a regional basis.		
6.2.1	Request APC to prepare annual report on meeting fair share of Housing Allocation Plan.	Ongoing	An annual fair share report is prepared by APC.
6.2.2	Request City and County Housing authorities to jointly develop new public housing.	Ongoing	
6.2.3	Develop joint city/county applications for federal and state housing assistance.	Ongoing	The City participated with the County on the Mortgage Revenue Bond Program for first-time home buyers. The City also contracted with the County to administer their Home Rehab Program.
6.2.4	Continue discussions with county about the creation of a South Coast Housing Finance Agency.	Ongoing	

STATSTICAL UPDATE

POPULATION CHARACTERISTICS

Figures 1 - 8

POPULATION BACKGROUND DATA¹CITY OF SANTA BARBARACHARACTERISTICS OF THE TOTAL POPULATION

I. POPULATION	1975		1980	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Total Population	72,238	100.0%	74,414	100.0%
II. POPULATION AGE (1975)				
Under 18 Years	14,536	20.2%	13,138	18.0%
18 - 64 Years	44,169	61.2%	47,622	64.0%
65 + Years	13,248	18.4%	13,654	18.0%
Unknown	274	.2%		
III. POPULATION ETHNICITY	<u>1970</u>		<u>1980</u>	
White	51,164	72.9%	54,086	72.7%
Black	2,294	3.3%	1,756	2.4%
Spanish Surname	14,926	21.2%	16,500	22.2%
Other	1,831	2.6%	2,072	2.7%
IV. HANDICAPPED PERSONS ²	8,000	11.1%	N/A	
V. # IN GROUP QUARTERS(1975)	2,254	3.1%	2,101	2.8%

1. Information from 1970, 1975 & 1980 Census unless otherwise noted.

FIGURE 2POPULATION BACKGROUND DATA¹CITY OF SANTA BARBARACHARACTERISTICS OF HOUSEHOLDS

I. HOUSEHOLDS	<u>1975</u>		<u>1980</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Total # Households	31,214	100.0%	32,509	100.0%
Large Households ²	2,578	8.3%	2,228	6.9%
Elderly Households	9,496	30.4%	8,533 ⁴	26.0%
Female-Head ³	7,240	23.2%	11,721	36.0%
(Family Households w/ Female Head)	(2,559)	(8.0%)	(2,946)	(9.0%)
Overcrowded	1,891	6.06%	1,786	5.0%
Average Household Size	2.24 persons	n/a	2.22	

II. ETHNICITY BY HOUSEHOLD

	<u>1970</u>		<u>1980</u>	
White	24,007	83.2%	28,673	88.0%
Black	721	2.1%	692	2.0%
Spanish Surname	4,167	12.3%	5,003 ⁵	15.0%
Other	n/a	n/a	3,144	9.7%

III. TENURE BY HOUSEHOLD	<u>1975</u>		<u>1980</u>	
Owner Occupied	13,110	42.0%	13,532	41.6%
Renter Occupied	18,104	58.0%	18,977	58.4%

1. 1970, 1975 and 1980 Census unless noted.
2. Households with 5 or more persons.
3. Includes both single female households and families with female head.
4. Elderly Households with head of household or spouse 65+.
5. Includes "white, black, and other" races.

CHARACTERISTICS OF MINORITY POPULATION

	<u>1970</u>	<u>1980</u>
% White	72.9%	84.0%
% Black	3.3	2.5
% Other	2.6	13.5
% Spanish Origin ¹	21.2	22.2

NEIGHBORHOODS WITH HIGHEST CONCENTRATION OF PERSONS OF SPANISH ORIGIN - 1980

	<u>%</u>
* Milpas	62.6%
Eastside	56.1
Lower Westside	49.2
* Lower State	37.5
West Downtown	35.6
Laguna	35.0
Westside	34.4

NEIGHBORHOODS WITH HIGHEST CONCENTRATION OF BLACKS - 1980

	<u>%</u>
Eastside	8.7%
* Lower Eastside	7.9
* Lower State	7.4
Lower Westside	5.4
* West Mesa	3.5
Westside	3.0
Laguna	2.9
West Downtown	2.1

1 Persons of Spanish origin may be of any race.

* Neighborhood is not among 1970 ranking.

FIGURE 4AGE STRUCTURE

<u>AGE GROUP</u>	<u>1980 # of PEOPLE</u>	<u>% CHANGE FROM '75</u>	<u>% CHANGE FROM '70</u>
0 - 5	3500	+ 3.7%	-25.0%
5 - 9	3115	-19.9	-33.9
10-14	3834	-11.2	-23.5
15-19	4910	- 7.1	-10.2
20-24	8276	+ 2.8	+27.0
25-29	8796	+12.5	+77.3
30-34	6840	+52.0	+103.0
35-39	4071	+25.1	+33.8
40-44	3056	- 2.7	-15.2
45-49	2834	-19.9	-33.0
50-54	3756	-10.0	- 7.4
55-59	4025	+ 8.7	+ .02
60-64	3759	+ 2.6	- 4.4
65-69	3485	-15.5	- 5.1
70-74	3618	+12.7	+ 7.1
75-79	2772	+ 4.1	+4.7
80-84	1982	+ 7.0	+15.9
85+	1785	+26.7	+46.7
TOTAL	74,414	+ 3.0	+ 6.0

AGE GROUP CHANGES

	<u>% CHANGE</u> <u>1970 - 1980</u>	<u>% CHANGE</u> <u>1975 - 1980</u>
<u>CHILDREN</u> <u>0 - 19</u>	-21.7	-9
<u>YOUNG WORKING AGE</u> <u>20 - 39</u>	+56.5	+18
<u>WORKING AGE</u> <u>20 - 64</u>	+20.4	+9
<u>ELDERLY</u> <u>65+</u>	+4.7	+3

NEIGHBORHOOD PROFILES

FIGURE 6

Household and Mobility Characteristics

CENSUS TRACT	NEIGHBORHOOD	NO. OF HOUSEHOLDS			AVG. HOUSEHOLD SIZE			% HOUSEHOLD HEADS IN SB CO. 1970 & 1974	% PERSONS ¹ IN SB CO. 1975 & 1980
		1970	1975	1980	1970	1975	1980		
1.01	Hope Area	185	203	211	2.48	2.27	2.26	76.7	92.1
1.02	Hope School Area	1,091	1,158	1,173	2.18	2.02	1.94	66.6	74.5
1.03	Foothill	163	166	161	2.94	2.66	2.78	84.0	87.9
2	Hitchcock, Samarkand	1,420	N/A	N/A	2.28	2.49	2.29	76.3	81.9
3	Oak Park	2,826	N/A	3,027	1.89	2.31	1.89	66.7	61.6
4	Upper East	2,235	2,260	2,308	2.06	1.94	2.09	70.2	72.8
5.01	Part of Cielito	455	447	492	2.93	2.82	2.75	81.7	85.5
5.02	San Roque, E. San Roque	1,985	2,045	2,019	2.57	2.37	2.42	81.8	82.0
6	Riviera, Lower Riviera	1,947	2,102	2,167	2.38	2.23	2.26	73.5	76.6
7	Part of Cielito & Eucalyptus Hill	1,132	1,282	1,448	2.66	2.35	2.29	70.7	72.5
8	Eastside, East Beach	2,616	3,027	3,147	2.86	2.58	2.65	76.5	80.3
9	Laguna	1,831	1,525	1,715	1.91	1.78	1.89	72.6	71.5
10	West Downtown	2,333	2,425	2,492	2.00	1.86	1.97	71.8	66.7
11	Westside	2,051	2,493	2,588	2.71	2.45	2.45	72.8	76.3
12.01	Lower Westside, Alta Mesa	1,911	2,411	2,649	2.37	2.26	2.19	60.7	58.3
12.02	East Mesa	1,282	1,550	1,678	2.94	2.55	2.39	69.3	74.2
13.01	Hidden Valley, Campanil	808	927	991	3.04	2.77	2.73	73.8	74.9
13.02	West Mesa, Bel Air	2,337	2,412	2,683	3.08	2.77	2.66	73.5	80.4
14	Coast Village Area	178	182	187	1.36	1.39	1.34	69.7	36.9
<u>30.02</u>		<u>171</u>	<u>167</u>	<u> </u>	<u>1.28</u>	<u>1.29</u>	<u> </u>	<u>75.7</u>	<u> </u>

1 Persons over age five. Percent of household heads was not available for 1980.

1980NEIGHBORHOOD PROFILESHOUSEHOLD AND MOBILITY CHARACTERISTICS

<u>NEIGHBORHOOD</u>		<u>NUMBER OF HOUSEHOLDS</u>	<u>AVG. SIZE HOUSEHOLDS</u>	* % PEOPLE IN NEIGHBORHOODS LIVING IN SAME COUNTY IN 1975
1	Alta Mesa	1907	2.31	72.5
2	Bel Air	876	2.79	78.9
3	Campanil	258	2.92	73.5
4	Cielito	492	2.76	88.6
5	Coast Village	194	1.31	36.9
6	Downtown	664	1.34	87.2
7	East Beach	579	1.60	53.8
8	East Mesa	1,050	2.56	77.3
9	East San Roque	1,038	2.39	81.8
10	Eastside	1,946	2.91	81.3
11	Eucalyptus Hill	1,190	2.27	70.7
12	Foothill	321	2.62	83.9
13	Hidden Valley	665	3.03	74.6
14	Hitchcock	502	2.05	84.9
15	Hope	894	2.21	73.8
16	Laguna	1,945	1.91	70.4
17	Lower Eastside	241	3.27	82.5
18	Lower Riviera	1,483	2.23	72.7
19	Lower State	414	1.87	63.2
20	Lower Westside	1,079	2.72	62.0
21	Milpas	452	2.76	88.8
22	North State	1,029	1.63	82.1
23	Oak Park	3,310	1.86	61.5
24	Riviera	689	2.52	82.7
25	Samarkand	618	2.84	76.1
26	San Roque	754	2.59	84.0
27	Upper Eastside	1,365	2.24	75.6
28	West Beach	1,047	1.61	47.0
29	West Downtown	1,882	2.13	66.2
30	West Mesa	986	2.73	79.9
31	Westside	2,638	2.47	76.8

* In 1980 Housing Element "Head of Household" was used, this chart is based on total # of people in neighborhood over age 5.

FIGURE 8

PERCENT CHANGE IN NEIGHBORHOOD POPULATION 1975 - 1980

Alta Mesa	+42.5%	Lower East	-29.5%
Bel Air	+118.0	Lower Riviera	+34.0
Campanil	+15.3	Lower State	+10.4
Cielito	+33.9*	Lower West	+6.8
Coast Village	+ .4	Milpas	N/A*
Downtown	+18.7	North State	+57.0*
East Beach	-1.5	Oak Park	- .8
East Mesa	-26.5	Riviera	-6.3*
East San Roque	-17.9	Samarkand	+1.9
East Side	-25.0	San Roque	-14.6
Eucalyptus Hill	+107.8	Upper East	+14.3
Foothill	+91.8	Waterfront	--
Hidden Valley	-4.9	West Beach	+37.5
Hitchcock	-17.5	West Downtown	+24.8
Hope	-29.3	West Mesa	-2.5
Laguna	+1.9	Westside	-13.0

* % Change is between 1970 and 1980, comparable data for 1975 was unavailable.

HOUSING CHARACTERISTICS

Figures 9 - 14

HOUSING UNITS BY STRUCTURAL TYPECITY OF SANTA BARBARA

<u>UNIT TYPE</u>	1975 (1)		1980 (2)	
	<u>NUMBER UNITS</u>	<u>PERCENT OF HOUSING STOCK</u>	<u>NUMBER UNITS</u>	<u>PERCENT OF HOUSING STOCK</u>
Single Family	16,704	51.4%	17,365	51.2%
Duplex-Fourplex	5,087	15.7	4,333	12.8
Multiple Family	9,618	29.6	11,842	34.9
Mobile Homes	404	1.3	360	1.1
Miscellaneous	<u>660</u>	<u>2.0</u>	<u>--</u>	<u>--</u>
TOTAL ALL TYPES	32,473	100.0	33,900	100.0%

Source: 1. 1975 Census
2. 1980 Census

FIGURE 10NEIGHBORHOOD PROFILESHOUSING CHARACTERISTICS

#	NEIGHBORHOOD Name	PERCENT OWNER	PERCENT RENTER	PERCENT OVERCROWDED	RENTER OCCUPIED UNIT MEDIAN VALUE
					VALUE
1	Alta Mesa	55.9	44.1	2.0	\$340
2	Bel Air	81.0	19.0	3.0	391
3	Campanil	89.9	10.1	2.3	500+
4	Cielito	91.2	8.8	3.2	500+
5	Coast Village	--	--	--	--
6	Downtown	2.5	97.5	3.8	232
7	East Beach	8.7	91.3	2.6	341
8	East Mesa	64.3	35.7	3.8	367
9	East San Roque	80.5	19.5	1.5	446
10	Eastside	46.7	53.3	18.1	294
11	Eucalyptus Hill	61.1	38.9	2.6	311
12	Foothill	92.1	7.9	.6	483
13	Hidden Valley	64.8	35.2	.9	446
14	Hitchcock	40.2	59.8	.8	354
15	Hope	38.8	61.2	1.2	324
16	Laguna	18.3	81.7	5.5	238
17	Lower Eastside	28.0	72.0	27.8	206
18	Lower Riviera	51.5	48.5	2.7	328
19	Lower State	2.5	97.5	17.4	176
20	Lower Westside	16.0	84.0	17.2	281
21	Milpas	38.6	61.4	13.5	252
22	North State	14.6	85.4	2.8	276
23	Oak Park	21.6	78.4	2.5	280
24	Riviera	89.0	11.0	.4	392
25	Samarkand	71.2	28.8	2.1	360
26	San Roque	85.8	14.2	.5	500+
27	Upper Eastside	43.0	57.0	1.8	297
28	West Beach	9.5	90.5	3.7	308
29	West Downtown	13.7	86.3	9.3	252
30	West Mesa	60.7	39.3	5.9	402
31	Westside	40.8	59.2	8.6	313

OCCUPIED* DWELLING UNITS BY TENURE TYPE AND STRUCTURAL TYPECITY OF SANTA BARBARA1975

<u>UNIT TYPE</u>	<u>TOTAL</u>		<u>OWNER</u>		<u>RENTER</u>	
	<u>NUMBER</u>	<u>PERCENT</u>	<u>NUMBER</u>	<u>PERCENT</u>	<u>NUMBER</u>	<u>PERCENT</u>
Single Family	16,436	100%	11,682	71.0%	4,754	29.0%
Multiple Family (includes mobile homes)	<u>14,778</u>	<u>100%</u>	<u>1,533</u>	<u>10.4%</u>	<u>13,245</u>	<u>89.6%</u>
TOTAL	31,214	100%	13,215	42.3%	17,999	57.7%

1980

<u>UNIT TYPE</u>	<u>TOTAL</u>		<u>OWNER</u>		<u>RENTER</u>	
	<u>NUMBER</u>	<u>PERCENT</u>	<u>NUMBER</u>	<u>PERCENT</u>	<u>NUMBER</u>	<u>PERCENT</u>
Single Family	16,839	100%	11,871	70.5%	4,968	29.5%
Multiple Family (Includes mobil homes)	<u>15,670</u>	<u>100%</u>	<u>1,661</u>	<u>10.6%</u>	<u>14,009</u>	<u>89.4%</u>
TOTAL	32,509	100%	13,532	41.6%	18,977	58.4%

Source: Census Information.

*Does Not Include Vacant Units.

FIGURE 12OCCUPIED HOUSING UNITS BY TENURE TYPECITY OF SANTA BARBARA

	<u>1970 Census</u>		<u>1975 Census</u>		<u>1979 HAP</u>		<u>1980 Census</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Owner-Occupied Units	12,655	45%	13,215	42.3%	13,862	42.3%	13,532	41.6%
Renter-Occupied Units	15,491	55%	17,999	57.7%	18,848	57.7%	18,977	58.4%
Total Occupied	28,146	100%	31,214	100%	32,710	100%	32,509	100%

Sources: 1970 Census, 1975 Census, 1979 Housing Assistance Plan, 1980 Census.

1980
TOTAL HOUSING UNITS BY YEAR CONSTRUCTED¹

YEAR STRUCTURE BUILT	SINGLE FAMILY		MULTI-FAMILY		TOTAL UNITS	
	#	%	#	%	#	%
1939 or Earlier	5524	16.3%	3471	10.2%	8995	26.5%
1940 - 1949	2461	7.3	1392	4.1	3853	11.4
1950 - 1959	4647	13.7	2880	8.5	7527	22.2
1960 - 1969	2976	8.8	5379	15.9	8355	24.7
1970 - 1974	848	2.5	2266	6.7	3114	9.2
1975 - 1979	669	2.0	937	2.8	1606	4.8
1979 - 1980	240	1.0	210	1.0	450	2.0

	SINGLE FAMILY		MULTI-FAMILY		TOTAL UNITS	
1975 - 1980	909	44.2%	1147	55.8%	2056	100.0%

- 1 1980 Census count of year-round housing units which includes all occupied units plus vacant units intended for year-round use. Almost all data on housing characteristics are limited to year-round units. Vacant units held for seasonal use or migratory labor are excluded because it is difficult to obtain reliable information for them. Counts of the total housing inventory include both year-round and seasonal units.

NEIGHBORHOOD PROFILES

FIGURE 14

Housing Characteristics
(Occupied Units)

CENSUS TRACT	NEIGHBORHOOD	PERCENT OWNER			PERCENT RENTER			% OVERCROWDED UNITS			RENTER OCCUPIED UNITS-MEDIAN RENT		
		1970	1975	1980	1970	1975	1980	1970	1975	1980	1970	1975	1980
1.01	Hope Area	35.0	42.0	39.4	65.0	58.0	60.6	1.0	0.0	1.93	\$166	\$184	\$371
1.02	Hope School Area	34.5	28.0	27.4	65.5	72.0	72.6	2.4	2.2	2.00	142	183	316
1.03	Foothill	96.3	95.0	--	3.7	5.0	--	1.2	0.0	--	S *	242	--
2	Hitchcock, Samarkand	50.2	54.0	49.8	49.8	46.0	50.2	1.6	1.0	1.79	141	188	325
3	Oak Park	25.2	18.0	24.0	74.8	82.0	76.0	2.6	3.58	2.48	126	176	301
4	Upper East	34.5	34.0	40.9	65.5	66.0	59.1	1.4	1.8	1.82	125	190	314
5.01	Part of Cielito	86.8	92.0	89.6	13.2	8.0	10.4	4.0	2.3	1.86	140	213	429
5.02	San Roque, E. San Roque	75.1	80.0	76.6	24.9	20.0	23.4	2.9	1.6	1.16	174	215	440
6	Riviera, Lower Riviera	59.8	56.0	61.3	40.2	44	38.7	3.1	4.2	2.56	137	178	329
7	Part of Cielito & Eucalyptus Hill	61.6	56.0	62.8	38.4	44.0	37.2	4.9	3.1	3.46	137	191	332
8	Eastside, East Beach	45.2	34.0	40.2	54.8	66.0	59.8	14.5	17.7	15.38	102	169	322
9	Laguna	14.3	14.0	17.7	85.7	86.0	82.3	8.1	6.7	8.79	83	119	225
10	West Downtown	14.2	11.0	17.6	85.8	89.0	82.4	7.0	8.2	7.75	94	115	264
11	Westside	42.1	40.0	37.6	57.9	60.0	62.4	8.7	6.8	8.45	124	181	347
12.01	Lower Westside, Alta Mesa	34.7	34.0	27.8	65.3	66.0	72.2	5.7	11.1	8.51	129	185	314
12.02	East Mesa	60.8	61.0	54.6	39.2	39.0	45.4	5.3	5.2	3.68	157	218	421
13.01	Hidden Valley, Campanil	64.4	76.0	73.1	35.6	24.0	26.9	2.7	1.0	1.55	199	306	501
13.02	West Mesa, Bel Air	62.6	73.0	69.4	37.4	27.0	30.6	6.3	6.0	4.39	142	193	374
14	Coast Village Area	3.5	3.0	S *	96.5	97.0	S *	5.1	5.0	S *	88	214	S *
30.02		4.8	5.0	S *	95.2	95.0	S *	1.2	0.0	S *	207	280	S *
City		45.0	42.3	41.6	55.0	57.7	58.4	5.5	6.05	5.5	125	177	317

*Suppressed

INCOME AND EMPLOYMENT
CHARACTERISTICS

Figures 15 - 21

INCOME CHARACTERISTICSCity of Santa Barbara, 1975 and 1980

<u>1975</u>	<u>VERY LOW INCOME</u>	<u>LOW INCOME</u>	<u>MODERATE INCOME</u>	<u>ALL OTHERS</u>	<u>TOTAL HOUSEHOLDS</u>
Renters	18.3%	12.3%	12.0%	16.0%	57.5%
Owners	<u>6.5%</u>	<u>7.0%</u>	<u>9.0%</u>	<u>19.5%</u>	<u>42.3%</u>
TOTAL	24.5%	19.0%	21.0%	35.5%	100.0%

<u>1980</u>	<u>VERY LOW INCOME</u>	<u>LOW INCOME</u>	<u>MODERATE INCOME</u>	<u>ALL OTHERS</u>	<u>TOTAL HOUSEHOLDS</u>
Renters	20.5%	14.2%	12.1%	11.6%	58.4%
Owners	<u>6.8%</u>	<u>5.1%</u>	<u>7.9%</u>	<u>21.8%</u>	<u>41.6%</u>
TOTAL	27.3%	19.3%	20.0%	33.4%	100.0%

Source: 1975 Census, 1980 Census

FIGURE 16

NEIGHBORHOOD PROFILES
INCOME CHARACTERISTICS 1980
 (Household)

	<u>NEIGHBORHOOD</u>	<u>% LOW INCOME</u>	<u>% MODERATE INCOME</u>	<u>% ABOVE MODERATE</u>
1	Alta Mesa	25.2	18.3	56.5
2	Bel Air	14.0	18.1	67.9
3	Campanil	9.0	9.4	81.6
4	Cielito	12.8	13.1	74.1
5	Coast Village	48.1	30.5	21.4
6	Downtown	74.1	7.5	18.4
7	East Beach	39.9	23.3	36.8
8	East Mesa	31.2	24.1	44.7
9	East San Roque	24.6	20.0	55.4
10	Eastside	48.7	24.4	26.9
11	Eucalyptus Hill	30.3	18.9	50.8
12	Foothill	20.7	14.0	65.3
13	Hidden Valley	24.0	19.9	56.1
14	Hitchcock	44.6	23.4	32.0
15	Hope	34.8	26.4	38.8
16	Laguna	71.5	14.0	14.5
17	Lower Eastside	50.0	30.6	19.4
18	Lower Riviera	45.6	16.0	38.4
19	Lower State	80.7	14.4	4.9
20	Lower Westside	54.0	24.4	21.6
21	Milpas	48.7	24.0	27.3
22	North State	56.3	25.1	18.6
23	Oak Park	59.0	21.6	19.4
24	Riviera	14.7	7.2	78.1
25	Samarkand	33.8	22.6	43.6
26	San Roque	17.0	15.2	67.8
27	Upper Eastside	45.8	15.6	38.6
28	West Beach	57.9	16.3	25.8
29	West Downtown	68.5	13.9	17.6
30	West Mesa	33.8	21.5	44.7
31	Westside	48.4	23.7	27.9

NEIGHBORHOOD PROFILES

FIGURE 17

Income Characteristics

CENSUS TRACT	NEIGHBORHOOD	% LOW INCOME		% MOD. INCOME		% ABOVE MOD. INCOME	
		1975	1980	1975	1980	1975	1980
1.01	Hope Area	34%	22.8%	21%	29.9%	45%	47.3%
1.02	Hope School Area	46%	46.9%	24%	28.6%	30%	24.5%
1.03	Foothill	5%	6.8%	16%	3.7%	79%	89.5%
2	Hitchcock, Samarkand	33%	41.8%	24%	26.2%	43%	32.0%
3	Oak Park	59%	57.6%	22%	22.4%	19%	20.0%
4	Upper East	51%	51.0%	23%	16.2%	26%	32.8%
5.01	Part of Cielito	18%	23.0%	12%	13.8%	70%	63.2%
5.02	San Roque & East San Roque	29%	27.0%	25%	16.7%	46%	56.3%
6	Riviera & Lower Riviera	40%	40.0%	19%	14.4%	41%	45.6%
7	Part of Cielito & Eucalyptus Hill	35%	31.7%	22%	17.0%	43%	51.3%
8	Eastside & East Beach	71%	53.1%	20%	26.2%	9%	20.7%
9	Laguna	76%	78.2%	16%	11.7%	8%	10.1%
10	West Downtown	72%	71.6%	16%	13.8%	12%	14.6%
11	Westside	61%	49.4%	21%	24.8%	18%	25.8%
12.01	Lower Westside & Alta Mesa	48%	52.0%	23%	20.6%	29%	27.4%
12.02	East Mesa	33%	34.7%	25%	22.2%	42%	43.1%
13.01	Hidden Valley & Campanil	13%	20.9%	35%	16.9%	52%	62.2%
13.02	West Mesa & Bel Air	46%	26.4%	26%	18.9%	28%	54.7%
14	Coast Village Area	40%	Unavail.	41%	Unavail.	19%	Unavail.
<u>30.02</u>		<u>65%</u>	<u>Unavail.</u>	<u>27%</u>	<u>Unavail.</u>	<u>8%</u>	<u>Unavail.</u>
City		43.5%	46.6%	21%	20%	35.5%	33.4%

FIGURE 18

SANTA BARBARA COUNTY WIDE HOUSEHOLD MEDIAN INCOME¹

	<u>50% VERY LOW INCOME</u>	<u>80% LOW INCOME</u>	<u>100% MEDIAN INCOME</u>	<u>120% MODERATE INCOME</u>
1975 Census	\$ 7,246	\$11,593	\$14,491	\$17,389
1975 HUD Estimate	6,688	10,700	13,375	16,050
1978 HUD Estimate	8,100	12,900	16,200	19,440
1979 HUD Estimate	8,850	14,150	17,700	21,250
1980 Census	8,981	14,370	17,962	21,554
1981 HUD Estimate	9,650	15,440	19,300	23,160
1982 HUD Estimate	11,250	18,000	22,500	27,000
1983 HUD Estimate	14,900	23,840	29,800	35,760
1984 HUD Estimate	15,950	25,520	31,900	38,280

1. Median income for a family of four.

Source: 1975 Census, HUD Economic Marketing and Analysis Division, 1980 Census.

GROSS RENT AS PERCENTAGE OF HOUSEHOLD INCOME (SPECIFIED RENTER-OCCUPIED HOUSING UNITS) (49)
City of Santa Barbara

FIGURE 19

1975

Percentage of Income Paid for Rent	Income Groups								Total	Percent of all Renter Households
	Under \$4,000	\$4,000- \$6,999	\$7,000- \$9,999	\$10,000- \$14,999	\$15,000- \$19,999	\$20,000- \$24,999	\$25,000- \$34,999	\$35,000- \$49,999		
25%	4,435	3,558	980	574	20	0	0	0	9,567	53.1%
35%	4,435	2,970	399	111	0	0	0	0	7,915	43.9%
45%	3,383	914	512	0	0	0	0	0	4,349	24.0%

1980

Income Groups	Percent of Income Paid for Rent									Not Computed
	Under 10%	10-14%	15-19%	20-24%	25-29%	30-34%	35-39%	40-49%	50% +	
\$ Under 5,000	0	0	12	107	93	108	62	110	2,318	320
\$ 5,000 - 9,999	5	38	120	261	321	347	438	1,124	1,801	105
\$10,000 - 14,999	24	113	241	601	798	775	607	586	281	72
\$15,000 - 19,999	24	171	467	769	527	396	248	186	11	27
\$20,000 - 29,999	93	363	886	576	466	194	45	8	0	8
\$30,000 - 39,999	111	284	298	242	5	0	0	0	0	11
\$40,000 - 49,999	50	83	84	4	0	0	0	0	0	0
\$50,000 - 74,999	117	93	12	0	0	0	0	0	0	8
\$75,000 +	79	0	0	0	0	0	0	0	0	5
TOTAL	503	1,145	2,120	2,560	2,210	1,820	1,400	2,014	4,411	556

Source: 1975 Census, 1980 Census

FIGURE 20UNEMPLOYMENT 1980

	<u>NEIGHBORHOOD</u>	<u>% UNEMPLOYED</u>
1	Alta Mesa	5.6
2	Bel Air	4.6
3	Campanil	2.2
4	Cielito	--
5	Coast Village	1.5
6	Downtown	4.1
7	East Beach	3.5
8	East Mesa	5.2
9	East San Roque	2.1
10	Eastside	9.2
11	Eucalyptus Hill	6.0
12	Foothill	2.4
13	Hidden Valley	5.0
14	Hitchcock	5.8
15	Hope	4.9
16	Laguna	8.2
17	Lower Eastside	5.1
18	Lower Riviera	4.0
19	Lower State	--
20	Lower Westside	4.0
21	Milpas	2.7
22	North State	6.4
23	Oak Park	5.0
24	Riviera	3.7
25	Samarkand	3.6
26	San Roque	1.6
27	Upper Eastside	4.5
28	West Beach	4.7
29	West Downtown	4.6
30	West Mesa	4.9
31	Westside	3.1

NEIGHBORHOOD PROFILES

FIGURE 21

CENSUS TRACT	NEIGHBORHOOD	Labor Force Characteristics									
		% UNEMPLOYED			% PUBLIC ASST. OR WELFARE		% SOC. SECURITY OR RAILROAD PENSION		% PENSIONS, DIVIDENDS, OTHER ASSETS, ¹		
		1970	1975	1980	1975	1980	1975	1980	1975		1980
1.01	Hope Area	2.1	5.4	2.7	.8	0.0	25.6	17.5	15.6	65.9	
1.02	Hope School Area	8.7	8.2	-5.6	2.9	7.4	15.7	35.9	16.8	53.4	
1.03	Foothill	2.4	13.8	2.2	0.0	0.0	6.5	21.7	15.5	80.7	
2	Hitchcock, Samarkand	4.4	7.0	4.3	.8	7.9	25.0	41.3	19.2	63.2	
3	Oak Park	4.8	8.6	4.9	1.6	6.7	22.9	29.3	13.4	50.0	
4	Upper East	4.5	6.1	5.1	.3	6.2	14.6	33.1	23.3	61.6	
5.01	Part of Cielito	4.3	5.4	2.0	.5	3.8	12.4	32.3	17.8	72.2	
5.02	San Roque, E. San Roque	2.7	5.9	2.1	.3	2.7	18.5	40.6	23.0	73.7	
6	Riviera, Lower Riviera	3.3	6.8	4.7	1.2	5.4	14.1	30.8	19.8	63.0	
7	Part of Cielito, Eucalyptus Hill	5.2	8.4	4.9	.3	4.7	7.3	26.1	21.0	57.0	
8	Eastside, East Beach	6.2	9.5	-6.6	6.2	17.4	18.3	30.4	8.7	38.3	
9	Laguna	8.2	12.0	-6.2	6.0	19.6	31.3	45.9	8.8	36.9	
10	West Downtown	12.1	14.7	4.3	4.8	15.9	25.1	27.3	13.0	34.7	
11	Westside	6.3	11.0	4.1	3.3	11.9	19.6	22.3	6.5	37.2	
12.01	Lower Westside, Alta Mesa	8.4	11.3	5.3	3.9	8.6	10.1	28.5	12.6	45.0	
12.02	East Mesa	4.5	4.9	4.7	1.2	6.9	13.8	25.4	8.7	53.8	
13.01	Hidden Valley, Campanil	1.0	4.8	4.0	.5	4.2	6.1	21.6	14.7	61.2	
13.02	West Mesa, Bel Air	7.3	5.4	3.5	1.0	3.5	10.4	18.3	10.3	54.8	
14	Coast Village Area	19.4	5.4	N/A	.3	16.0	7.6	43.3	39.4	42.2	
30.02		N/A	5.8	N/A	.5	N/A	11.2	N/A	23.5	N/A	
City		5.9	8.2	4.6	2.5	8.9	17.4	29.9	14.5	51.2	

¹ The 1980 Census added income from "interest" which accounts for the large increase in this category.

OVERVIEW OF STATSTICS

HOUSING ELEMENT UPDATE

OVERVIEW OF STATISTICS

I. POPULATION CHARACTERISTICS

A. Household Types 1975 - 1980 (Figure 2)

- Large households decreased (-1.4%)
- Elderly households decreased (-4%)
- Overcrowded households decreased (-1%)
- Average household size is 2.22, decreased (-.02%)
- Female - head of households increased (+12.8%)

Summary: The number of households in the City has grown but the household size has decreased between 1970 and 1980. Two special need households, the female-head, and families with female-head have shown a substantial growth from 1975 to 1980.

B. Minority Households 1970 - 1980 (Figures 2 and 3)

- Spanish surnamed households remain the largest minority group.
- Spanish surnamed households increased (+2.7%)
- Black households decreased (-.1%)
- Neighborhoods with highest % of minority households - Eastside, Downtown, Westside

Summary: The percent of minority households in the City population remained relatively constant from 1970 to 1980. The City areas with high concentrations of minorities (Eastside, Downtown, Westside) have remained the same, however, the Lower East, Lower State and West Mesa areas have been added.

C. Population 1975 - 1980 (Figure 1)

- 1980 census - City population - 74,414.
- Overall City population growth rate was .58% per year.
- City has 25% of County population.
- The percent of the population that is Spanish surnamed has increased slightly.

Summary: The City's growth rate held fairly constant at .5% per year from 1975 to 1980. As in 1975, approximately one quarter of the County population resided in the City in 1980.

D. Age Structure (Figures 4 and 5)

- Age groups with the largest population count: 25-29, 20-24 and 30-34.

- Largest percent increases in population by age:
Since 1970: 30-34 (103%), 25-29 (77%), 85+ (46%)
Since 1975: 30-34 (52%), 85+ (26%), 35-39 (25%)
- Largest population decreases by age:
Since 1970: 5-9 (33%), 45-49 (33%), 0-5 (25%)
Since 1975: 5-9 (19%), 65-69 (15.5%), 50-54 (10%)
- Age group changes 1970 - 1980:
Children: 0-19 decreased
Young Working Age: 20-39 increased
Working Age: 20-64 increased
Elderly: 65+ increased

Summary: The 5-19 year old and 40-54 year old age groups continue to show a decline in population from 1975 to 1980 while the "young working age" (20-39) as well as the elderly (65+) continue to increase.

E. Household Size (Figure 6 and 7)

- Largest average households - Foothill (2.78), Part Cielito (2.75), Hidden Valley (2.73)
- Smallest average household size - Coast Village (1.34), Laguna (1.89), Oak Park (1.89)
- Largest decrease in average household size 1970-1980: East Mesa (-.55), West Mesa/Bel Air (-.42)
- Largest increase in average household size 1970-1980: Upper East (+.03), Hitchcock/Samarkand (+.01)

Summary: The City areas with the largest household size between 1975 and 1980 continued to be Foothill, Cielito and Hidden Valley/ Campanil. The Mesa, which had been an area of large households has shown a large decline in household size. The small households continue to be in the Coast Village, Laguna and Oak Park areas.

F. Mobility in Census Tracts (Figures 6 and 7)

- Neighborhoods with the lowest percent of persons in the neighborhood living in the same county in 1975 (high mobility):
Coast Village (36.9%), Lower West/Alta Mesa (58.3%), Oak Park (61.6%)
- Neighborhoods with the highest percent of persons in the neighborhood living in the same county in 1975 (low mobility):
Hope (92%), Foothill (87.9%), Part Cielito (85%)

Summary: City areas showing low mobility between 1975 and 1980 continue to be Foothill, Cielito and San Roque. High mobility continues in the Coast Village, Lower Westside and Oak Park areas.

G. Population Changes in Neighborhoods 1975 - 1980 (Figure 8)

- Neighborhoods with highest population growth: Eucalyptus Hill, Foothill, Bel Air.
- Neighborhoods with largest decrease in population: Hope, Lower East, Eastside

H. Handicapped and Elderly Population (Elderly Housing Needs Study & State Department of Rehabilitation)

1. Senior Population

- Growth 1970-1980: U.S. +27%, California +34%
County +40%, City +8%
- % of City population that is elderly:
1960 - 16% 1970 - 18% 1980 - 18.3%
- % of City households that are elderly:
1975 - 30.4% 1980 - 37%
- Neighborhoods with highest number of seniors:
Oak Park, Laguna, Upper East.
- Neighborhoods with highest concentration of seniors:
Downtown (52%), Coast Village (45%), Samarkand (42%)
- Neighborhoods with lowest concentration of seniors:
Lower West (7%), Lower East and West Mesa (12%)
- One third of senior households do not have a vehicle available (1980 census).
- % of senior households (65+) that own or rent a home:
Own - 55.4% Rent - 44.6%

2. Handicapped

- According to the California Department of Rehabilitation, in the State of California in 1980, there were approximately 1.5 million disabled persons between 16 and 64 years old.
- Of these, one million would be considered "severe".
- Santa Barbara "Rehabilitation District" had approximately 52,000 disabled persons or 9.5% of the district population is disabled (1978).
- 6.9% of the district is "severely disabled" (1978).

Summary: The senior portion of the City population has remained relatively constant at 16-18% from 1960 to 1980, although the percent of senior households has increased between 1975 and 1980. The percent growth in senior population for the City is substantially less than for the County or the State.

II. HOUSING CHARACTERISTICS

A. Dwelling Types (Figure 9)

- Over half of the housing units in the City were single family residences in 1980.
- The number of single family residences increased only slightly from 1975 to 1980 (+661 units).
- The number of multiple family dwellings increased from 1975 to 1980 by approximately 2200 units.
- Mobile homes continue to represent approximately 1% of the housing stock (360 units - 1980 census).
- Total number of dwelling units: 1980 census - 33,900; an increase of 1427 units from 1975 census
1984 Development Activity Report - 31,998.

Summary: The majority of housing units in the City continue to be single family residences, although the majority of new units built between 1975 and 1980 were multiple family units.

B. Tenure of Dwelling Units (Figures 10, 11, 12 and 13)

- The % of owner occupied units in the housing stock decreased (-.4%)
- The % of renter units increased (+.4%)
- Renter units remained the largest group

- % of home owner units:

<u>1970</u>	<u>1975</u>	<u>1980</u>
45%	42.3%	41.6%

- % of renter units:

<u>1970</u>	<u>1975</u>	<u>1980</u>
55%	57.7%	58.4%

- Tenure of non-senior households:
Owner - 36.7% Renter - 63.3%
- Census tracts with highest % owner occupied dwellings,
1980: Part Cielito (89%), San Roque/E. San Roque (76%)

- Census tracts with highest % rental dwellings, 1980: Oak Park (24%), West Downtown (17%), Laguna (17%)
- Census tracts with largest decline in % owner occupied units 1970-1980: Hope School area (-7%), Lower West/Alta Mesa (-6.9%)
- Census tracts with largest decline in % rental units 1970-1980: Hidden Valley/Campanil (-8.7%), West Mesa/Bel Air (-6.8%)
- City wide owner occupied units decreased from 1975-1980 by .7% and from 1970-1980 by 3.4%

Summary: The majority of housing units in the City continue to be rental units. Also, the percent of rental units in the City's housing stock increased between 1975 and 1980.

C. Structure Age (Figure 13)

- In 1980 over $\frac{1}{4}$ of all housing units were 41 years old or older.
- The majority of older units (30+ years) are single family residences.

Summary: Most older units (30+ years) continue to be single family residences.

D. Overcrowding (Figure 14)

- % of overcrowded dwellings:

<u>1970</u>	<u>1975</u>	<u>1980</u>
5.5%	6%	5.5%

- | | <u>1975</u> | <u>1980</u> |
|--------------------------|-------------|-------------|
| • Overcrowded Households | 1891 (6%) | 1786 (5.5%) |
| Renters | 1279 (4%) | 1310 (4%) |
| Owners | 612 (2%) | 476 (1.5%) |
- Census tracts with the highest % of overcrowding: Eastside/East Beach (15%), Laguna (8%), Lower West/Alta Mesa (8%)
 - Census tracts with the lowest % of overcrowding: San Roque/E. San Roque (1%), Hidden Valley/Campanil (1.5%), Hitchcock/Samarkand (1.7%)
 - Census tracts with largest increase in overcrowding from 1970-1980: Lower Westside/Alta Mesa (2.81), East Beach/Eastside (.88), West Downtown (.75)

- 7 census tracts reported a larger percentage of overcrowding in 1980 than in 1970.
- 10 census tracts had less overcrowding in 1980 than in 1970.

Summary: The total number of overcrowded households decreased slightly from 1975 to 1980, however the number of overcrowded renters increased.

E. Rents (census) (Figure 14)

- Median rents for the City:

<u>1970</u>	<u>1975</u>	<u>1980</u>
\$125	\$177	\$317
- Average increase of median rents from 1970-1980 for all reporting census tracts was \$212 (a 157% increase).
- Average increase of median rents from 1975-1980 for all reporting census tracts was \$160 (a 85% increase).
- Census tracts (1980) with lowest median rents (1980): Laguna (\$225), West Downtown (\$264), Oak Park (\$301)
- Census tracts (1980) with highest median rents (1980): Hidden Valley/Campanil (\$501), San Roque (\$440), Part Cielito (\$429)
- Census tracts with largest increase in median rents 1970-1980: Hidden Valley/Campanil (+\$302)
San Roque, E. San Roque (+\$266), Part Cielito (+\$289)

Summary: Median rents continued to increase from 1970 to 1980. The rate of median rent increases between 1975 and 1980 was almost double the rate that occurred in the first half of the decade.

F. Demolitions (Planning Division)

- | <u>1975 - 1979</u> | <u>1980 - 1984</u> (includes conversions) |
|--------------------|---|
| 17-34 yearly | 27-70 yearly |

Summary: Demolitions (and conversions) of residential units increased in the period from 1980 to 1984 compared to the prior 5 years.

G. Publicly Assisted Housing (Housing Authority)

- | | <u>1979</u> | <u>1985</u> |
|------------------------------------|-------------|-------------|
| Privately owned - Section 8 | 790 | 665 |
| Housing Authority owned or managed | 342 | 544 |
| Total number of assisted units | 1132 | 1209 |

- 1985 - 283 assisted units for elderly
54 assisted units for handicapped

Summary: The total number of publicly assisted housing units increased between 1979 and 1985. This increase is due mainly to the addition of approximately 200 new Housing Authority units. Privately owned units rented under the Section 8 and 23 programs have decreased. This decrease is due to the loss of the Section 23 program and because periodically the City's market rent levels are higher than the "fair market rent" subsidy allowed under the Section 8 program.

H. Vacancy Rates*

1975	.9% / 2.11%**	1982	.8%
1978	.7%	1983	1.1%
1980	.8% / 4.1%***	1984	.76%
1981	1.0%		

*San Francisco Federal Home Loan Bank Survey

**1975 Census

***1980 Census

Summary: Vacancy rates have remained relatively constant at approximately 1% (as reported by the San Francisco Federal Home Loan Bank Survey).

I. Rent Survey (News Press; conducted by Planning Division)

	<u>Median Rents</u>		
	<u>1979</u>	<u>1985</u>	<u>% increase</u>
Studio	\$225	\$450	100%
1 Bd.Apartment	\$225-\$275	\$525(\$545 condo)	110% from mid-range
2 Bd.Apartment	\$330-\$335	\$700(\$885 condo)	104% from mid-range
2 Bd.House	\$495	\$1050	112%
3 Bd.Apartment	\$405	N/A(\$1112 condo)	-
3 Bd.House	\$600	\$1200	100%
4 Bd.House	\$687	\$1450	111%
			106% average % increase

Summary: The News Press rent survey shows that median rents have increased in a range from 100-112% between 1979 and 1985. The average percent increase in median rents was 106%.

J. Rental Housing Task Force Rental Study

Rents

- Tenant survey showed that average reported household rent increase during prior 12 months was \$43/month.
- Average proportionate rent increase was 10.5% over the previous twelve months and 20.6% over the previous 24 months.
- Average % of household income spent on rent: 33%.

Turnover in Ownership

- % of transfers in 7 years for single family residences:
46% - no transfers
35% - one transfer
- % of transfers in 7 years for multi-family apartment complexes:
45% - no transfers
39% - one transfer
- 81% of all parcels containing single family rental units and 84% of multiple unit parcels have had no more than one ownership change in 7 years.
- Neighborhoods with highest turnover in ownership:
Eastside, Oak Park, Riviera, Westside

Families with Children

- Renters with children were denied housing more frequently (23%) than renters without children (13.6%).

Condition of Unit

- % of surveyed tenants who felt that their health and safety was threatened by uncorrected repairs:
86% - No 14% - Yes
- Survey respondents description of rental unit condition:
48% - good 27% - fair 21% - very good

Rental Units

- 48% of all rental units are in apartment structures
- 16% are single family residences

Location of Rentals

- Highest % of all rental units are in the following neighborhoods:

Oak Park (12.6%)	West Downtown (11.3%)
Westside (9.7%)	Laguna (9.4%)
- Neighborhoods with highest % of buildings with greater than 10 rental units:
Downtown (18.8%), Hitchcock (14.6%), West Beach (11.5%)

K. Housing Values (Community Development Department)

- Average purchase price of house in the City:
1978 - \$110,000 (MLS)
1984 - \$185,000 / condo - \$145,000 (MLS)
- Typical price of a "starter" home:
1978 - \$ 60,000 - \$129,000 (MLS)
1984 - \$140,000 - (MLS)

Summary: There has been a 50-80% increase in the average purchase price of a home as well as a "starter" home in the period between 1978 and 1984.

L. Housing Condition Survey (1985 Community Development Department, Windshield Survey)

- A portion of the City (census tracts 8, 9, 10, 11 and 12.01, see attached map) was surveyed which represents Rehab Program and Housing Assistance Plan target areas. Each residential building was rated according to criteria outlined in the attachment ("A" being new or near new, down to "D" being deteriorated beyond reasonable economic repair.) The condition of the 3,863 buildings in the survey is summarized below:

A - 41%	(standard)
B - 48%] (rehabitable
C - 10%	
D - 1%	(substandard)
- The 1979 survey of all City units found 50% to be standard, 40% rehabitable and 10% substandard.

Summary: The 1985 Housing Condition Survey of selected census tracts found a lower percent of substandard housing but a higher percent of rehabitable housing compared to the 1979 survey of the entire City.

M. Costs to Produce Housing (Community Development Department)

- Typical land costs:

	<u>1979</u>	<u>1985</u>
single family zones	\$2.6 - \$4.3/s.f	\$ 7 - \$15/s.f.
multiple family zones	\$5 - \$9.5/s.f.	\$10 - \$18/s.f.
- Residential land costs as percent of total building costs:

<u>1979</u> - 29%	<u>1985</u> - 33%
-------------------	-------------------
- Typical Residential Construction Loan Interest Rates:

<u>1979</u> - 11.7% fixed	<u>1985</u> - 12% variable
---------------------------	----------------------------
- Typical Residential Mortgage Interest Rates:

<u>1979</u> - 11% fixed	<u>1985</u> - 13% fixed 11% variable
-------------------------	---
- Typical Residential Construction Costs (not including land costs):

<u>1979</u> - \$22 - \$36 / s.f. (average)
<u>1985</u> - \$60 - \$80 / s.f. (average)
\$60 - \$70 / s.f. (rental units)
\$70 - \$80 / s.f. (condominiums)
- Typical "Total" Development Costs per unit, 1985:

<u>Rental</u>	\$ 60 - \$ 65,000
<u>Rental with Bonus Density</u>	\$ 55 - \$ 65,000
<u>Condominium</u>	\$117 - \$125,000
<u>Condominium w/Bonus density</u>	\$100,000

Summary: There has been approximately a 100% increase in land and construction costs between 1979 and 1985. Land costs remain approximately one- third of the development costs for residential projects.

III. INCOME AND EMPLOYMENT

A. City Income Levels (Figures 15, 16 and 17)

	<u>Low Income</u>	<u>Moderate Income</u>	<u>Above Moderate</u>
1975	43.5%	21%	35.5%
1980	46.6%	20%	33.4%

- The percent of "low" income households increased from 1975-1980.
- The percent of "moderate" income and "above moderate" income households decreased from 1975-1980.
- Census tracts with largest % "low income" in 1980:
Laguna (78.2%), West Downtown (71.6%), Oak Park (57.6%)
- Census tracts with largest increase in "low income" households 1975-1980:
Hitchcock/Samarkand (+8.8%)
Hidden Valley/Campanil (+7.9%)
- Census tracts with largest % "moderate" income households in 1980:
Hope (29%) Hope School (28.6%)
- Census tracts with largest % increase in "moderate income" households from 1970 to 1980:
Hope (9.9%) Eastside/East Beach (6.2%)
- 31.3% of family households are lower-income, (15.0% are very low, 16.3% low)
- Approximately 15,165 households are low income
- "Moderate" income for a family of four:

1979	-	\$21,240
<u>1980</u>	(census)	\$21,554
<u>1984</u>	(HUD)	\$21,900

Summary: The portions of the City population that are "low" income have increased from 1975 to 1980, while the "moderate" and "above moderate" income portions decreased. Approximately one-third of family households are lower income.

B. Income and Tenure 1980 (Figure 15)

- A majority of households are renters (58.4%).
- 59.4% of all renter households are lower income compared to 52% in 1975.
- 28.6% of owner-occupied households are low income compared to 32% in 1975.

Summary: In 1980, a larger percentage of renter households and a smaller percentage of owner households were "low" income than were reported in 1975.

C. Median Family Income (Figure 18)

	<u>1970</u>	<u>1975</u>	<u>1980</u>
● <u>City's median family income</u>	\$9,514		\$20,285
● County median family income		\$14,491	\$17,962
● Spanish origin median family income	\$8,009		\$15,934
● Black median family income	\$6,877		\$11,775
● % increase in County median income 1975-1980: 23.9%.			

Summary: County wide median income for a family of four increased approximately 23% between 1975 and 1980. City wide median incomes increased approximately 113% from 1970 to 1980 while City minority incomes increased from 70-99% in the same 10 year period. Blacks have the lowest median family income.

D. Poverty (as defined by the census) 1980

- 11% of City's population is below poverty (compared to 9.2% in 1970).
- 24.3% of Black population is below poverty.
- 18.8% of the City's minority population is below poverty (compared to 13.8% in 1970).

Summary: The percentage of the City population below the poverty level has increased as has the percentage of the minority population.

E. Overpayment 1980 (Figure 19)

- 63.5% of all renter households pay over 25% of their income for rent (11,855 households) compared to 53.1% in 1975 census.
- 41.9% of all renter households pay over 35% of their income for rent (7,825 households) compared to 43.9% in 1975 census.
- 23.6% of all renter households pay 50%+ of their income for rent (4,411). (In 1975 census 24% of renter households paid over 45% of income for rent.)
- 79.2% of those households paying 25% or more are low income (9,385 households) compared to 89% in 1975 census.
- 15.7% of those households paying 25% or more are moderate income (1,862 households).

Summary: In 1980 a larger percent of renter households paid over 25% of their income for rent than in 1975, however, the percentage of renters paying over 35% has decreased slightly. Fewer low income households paid over 25% of their income for rent in 1980 than in 1975.

F. Unemployment (Figures 20 and 21)

- Census tracts with highest % of unemployed, 1980:
Eastside/East Beach (6.6%), Laguna (6.2%)

- % Unemployed:

<u>1970</u>	<u>1975</u>	<u>1980</u>
5.9%	8.2%	4.6%

- % on Public Assistance or Welfare:

<u>1975</u>	<u>1980</u>
2.5%	8.9%

Summary: The percent of unemployed in the City population decreased from 1975 to 1980, however, the percent of the population on welfare or other public assistance increased.

G. Income and Home Purchasing (Community Development Department)

- Minimum qualifying income to purchase a "starter" home (State and Federal Standards):

<u>1978</u>	<u>1985</u>
\$30,000 (average)	\$48,000 (average) assumes 20% down and 12½% interest rate

- % of households that could qualify to purchase a "starter" home:

<u>1978</u>	<u>1985</u>
15%	16.6%

- Minimum qualifying income to purchase an "average" priced home:

<u>1978</u>	<u>1985</u>
\$40,000 (average)	\$63,000 (average)

- % of households that could qualify to purchase an "average" priced home:

<u>1978</u>	<u>1980</u>
7%	6%

Summary: A slightly larger percentage of the City's households could qualify to purchase a "starter" home in 1980 compared to 1978, while a slightly smaller percentage of the population could purchase an "average" priced home.

CENSUS TRACTS SURVEYED:



1985 HOUSING CONDITION SURVEY

CONDITION OF DWELLINGS DEFINED

Conventional dwelling units, both single and multiple-family were categorized as follows:

- A Condition:** New, near new, housing under construction and older housing which has been exceptionally well maintained.
- B Condition:** Housing where minor deficiencies are apparent, where roofs need repair work, buildings need painting and other weather protection, garage doors sagging or inoperable. Housing where an expenditure of from \$1,000 to \$5,000 and good on-going maintenance will extend the useful life of the building beyond a 40-year period.
- C Condition:** Housing where major deficiencies are apparent, often without foundations, roofs sagging, paint and weather protection work needed, some structural failures in porches and steps. These are usually older buildings (pre-building code) whose original construction was inadequate or buildings which have had little or inadequate maintenance. Buildings in this condition, unless rehabilitated, could be beyond reasonable economic repair within a three to ten year period. "C" condition housing would likely require a \$5,000 to \$20,000 expenditure and a program of sound maintenance to provide the building with an additional 40 year life.
- D Condition:** Dilapidated housing which has deteriorated beyond reasonable economic repair. The term "reasonable economic repair" is meant to mean that a sum of money in excess of 50% of the as-is value of the building would be required to rehabilitate the dwelling to livable standards.

PROJECTS IN THE COASTAL ZONE
(Pursuant to 65590)

PROJECTS IN THE COASTAL ZONE

(Reviewed under 65590)

<u>PROJECT ADDRESS</u>	<u>DESCRIPTION</u>
30 S. Salinas	Construct four new residential units.
215 Santa Barbara St.	Remove single family residence and construct 1200 sq. ft. commercial building.
709 Kimball St.	Remove 2 residential units for 3,600 sq. ft. manufacturing building.
702 Kimball St.	Construct new 9,000 sq. ft. manufacturing building and one caretakers dwelling unit.
324 W. Mason	Remove 3 condemned residential units and construct 40 room motel.
2000 Elise Way	Construct 6 affordable condominium units.
232 Natoma	Convert 12 unit apartment building into 16 room motel plus a manager's unit.
2015 Edgewater Way	Construct new single family residence on vacant lot.
424 Por la Mar	Construct new small motel complex (11 rooms) and one affordable dwelling unit (required as replacement)
34 Ocean View	Construct 7 new condominium units, remove vacant single family residence.
424 Old Coast Hwy.	Remove 2 dwelling units and construct 5 new affordable units.

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